

# Manufactured Homes

## A Handbook for Local Government

July 2001



California Department of Housing and Community Development

### Division of Codes and Standards



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# Manufactured Homes

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Published, July 2001

Information, codes and procedures regarding manufactured home use, installation, permit issuance, inspections and complaints, specifically designed for local zoning, plan review and inspection personnel.

**Provided by**  
**California Department of Housing and Community Development,**  
**Division of Codes and Standards**

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## **Preface**

The California Department of Housing and Community Development, Division of Codes and Standards (HCD hereafter) provides this handbook in recognition of the need for information regarding the use and installation of manufactured homes in California. Contents include explanations of provisions of California state laws and regulations, inspection procedures, and the actual codes and standards reprinted for the user's convenience. Housing officials, plan review, and inspection personnel will find this handbook useful when performing activities involving manufactured homes.

More information regarding HCD's programs involving manufactured homes may be found on the HCD Homepage at ***www.hcd.ca.gov*** under programs of the Division of Codes and Standards.

## **Acknowledgements**

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The California Manufactured Housing Institute

The Manufactured Housing Taskforce

Steve Hullibarger, The Home Team

Jerry Herzick, San Joaquin County Building Department

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## **Forward**

Throughout this handbook references are made to the Health and Safety Code, Government Code, Civil Code and California Code of Regulations. The provisions of the Health and Safety Code, Government Code, and Civil Code are state laws enacted through the legislative process. When the state laws direct a state agency to implement a state law, it is done with state regulations. State regulations to implement, clarify, interpret, make specific, and otherwise carryout the intent of laws are contained in the California Code of Regulations, formerly named the California Administrative Code.

State laws governing the sale and installation of manufactured homes are contained in Health and Safety Code, Division 13, Part 2, commencing with section 18000, and Part 2.1, commencing with section 18200, with implementing regulations in the California Code of Regulations, Title 25, Division 1, Chapter 2, commencing with section 1000, and Chapter 3, Subchapter 2, commencing with section 4000. For simplicity, references herein to Title 25 regulations will be abbreviated with “25CCR” and the specific section number.

The state laws and regulations referenced in this handbook that are deemed useful to the local official are provided in Chapter 8. Other referenced state laws are available at the California Homepage (Internet website) at “[www.loginfo.ca.gov](http://www.loginfo.ca.gov)” and regulations are available at “[www.oal.ca.gov](http://www.oal.ca.gov)”. Printed copies of state laws and regulations are available from the following:

### **For the California Code of Regulations:**

Barclays Law Publishing

For credit card orders, telephone 1-800-888-3600

For orders by check or money order, write to Barclays Law Publishers at P.O. Box 95767, Chicago Ill. 60694-5767

### **For State Laws:**

West Group Sales

For credit card orders, telephone 1-800-762-5272

For orders by check or money, write to the West Group Sales, 50 California Street, 19<sup>th</sup> Floor, San Francisco, CA, 94111

## **TABLE OF CONTENTS**

Preface.....	i
Forward .....	ii
Table of Contents .....	iii
Chapter 1. Introduction and Purpose.....	1
Chapter 2. Identification and Construction Codes .....	2
What is a Manufactured Home?.....	2
Construction Standards Applicable to Manufactured Homes .....	2
How the HUD Standards are Enforced .....	3
Local Government's Role in the Federal Program.....	3
The State Role in the Federal Program .....	4
Comparing HUD Standards to the California Building Standards Code .....	5
Where may Manufactured Homes be Installed? .....	5
How to Identify Compliance with HUD Standards .....	6
Chapter 3. Installation Methods .....	9
Personal Property .....	9
Real Property on a Foundation.....	10
Personal Property on a Foundation .....	10
Clarification of MH Taxation and Titling Determined by Installation Method.....	11
Chapter 4. Plan Check, Permit Issuance, and Inspection Authority .....	12
Jurisdiction .....	12
Application for Permit to Install.....	12
Plot Plan .....	13
Manufacturer's Installation Instructions .....	13
Authority to Plan Check.....	13
Permit Issuance .....	14
Permit Expiration .....	14
Alteration Inspection Authority .....	14
Clarification of Jurisdictions .....	16
Chapter 5. Installation Inspection Procedures.....	17
Critical Inspection Elements .....	17
Summary of applicable laws and regulations.....	18
Related Forms .....	19
Inspection Procedure .....	20
Required Exit Facilities.....	27
Inspection Approval Documentation .....	27
Handling Defects Found During Installation Inspection.....	27
Manufactured Home Installation Inspection Checklist.....	29
Modifications to Existing Support Systems .....	30
Chapter 6. Handling Consumer Complaints .....	31
Warranty Requirements.....	32
Compliance at Time of Sale .....	32
Defect Disclosure in Resale Homes .....	32
Mobilehome Ombudsman .....	33
Manufactured Home Recovery Fund .....	34
Chapter 7. Multi-unit Manufactured Housing.....	35
What is Multi-unit Manufactured Housing? .....	35
Construction Standards Applicable to Multi-unit Manufactured Housing .....	35
How are the Standards Enforced .....	35

How and Where Multi-unit Manufactured Housing may be Installed.....	36
Who Inspects the Installation of Multi-unit Manufactured Housing? .....	38
Codes Applicable to the Installation Inspection.....	39
Local Reporting Requirements.....	39
<b>Chapter 8. State Laws and Regulations Pertinent to Manufactured Home Installations .....</b>	<b>40</b>
Health and Safety Code.....	40-51
Government Code .....	51
Civil Code .....	52
California Code of Regulations, Title 25 .....	53-85
<b>Chapter 9. Sample Forms and Documents .....</b>	<b>86</b>
Foundation Systems- HCD Standard Plan Approvals.....	87
Engineered Tiedown Systems- HCD Standard Plan Approvals .....	88
Certified Earthquake Resistant Bracing Systems.....	89
HCD Approval Stamps.....	90
Sample HUD Data Plate.....	91
HCD 513 Form- Mobilehome Installation Acceptance .....	92
HCD 433A Form- Notice of Manufactured Home (Mobilehome) or Commercial Coach Installation on a Foundation System.....	93
Fire Sprinkler System Installer Certification Label .....	94
Fire Sprinkler System Reference Tag .....	95
<b>Chapter 10. Information Sources .....</b>	<b>96</b>
<b>Chapter 11. Glossary of Terms and Acronyms .....</b>	<b>97-98</b>
<b>Chapter 12. Photographs Relating to the Installation of a Manufactured Home .....</b>	<b>99-104</b>

# Chapter 1 - Introduction and Purpose

Today, manufactured homes are being installed as often on private property as a real property improvement as in mobilehome parks. Nearly half of all installations are placed on foundation systems. In recent years, manufacturers of manufactured homes have developed new designs specifically for installations on foundations as real property improvements. Some designs have accommodated tile roof and stucco installations at the installation site, and even two-story designs where lot sizes were limited. Housing officials are looking to manufactured homes as a means of lowering the cost of government-assisted housing projects and to speed the construction process.

Local compliance officials, who must issue permits and conduct installation inspections, have an essential role in ensuring a successful installation and achievement of customer satisfaction. These officials need explanatory information and ready access to the applicable codes and standards that this handbook provides.

This handbook contains explanations of many laws and regulations applicable to manufactured homes and their installation, along with the full text of many of those laws and regulations. Detailed information is provided on how to conduct the installation inspections. The design of this handbook will also facilitate the training of new personnel performing activities involving manufactured homes.



*Photograph provided by Steve Hullibarger, The Home Team*

## **Chapter 2 - Identification and Construction Codes**

### ***What is a Manufactured Home?***

For purposes of construction standards, installation, occupational licensing, sales requirements, and registration and titling, the name "manufactured home" is defined in Health and Safety Code Section 18007. A manufactured home is a complete single-family home deliverable in one or more transportable sections, constructed to the preemptive standards established by the U.S. Department of Housing and Urban Development (HUD) in the Code of Federal Regulations, Title 24, Part 3280, commencing with section 3280.1. Manufactured homes are most often one-story in height, however in recent years two-story homes have been manufactured for specific high-density locations. A manufactured home is not the same as a recreational vehicle, including a park trailer, as defined in Health and Safety Code sections 18009.3 and 18010, a commercial coach as defined in Health and Safety Code section 18001.8 or a factory-built home as defined in Health and Safety Code section 19971, all of which may look similar from the exterior appearances. A factory-built home most closely resembles a manufactured home, but is constructed to the California Building Standards Code, in CCR, Title 24. A pamphlet explaining the laws and regulations regarding factory-built housing is available from HCD at no charge.

A manufactured home is not "multi-unit manufactured housing" as defined in Health and Safety Code section 18008.7. Multi-unit manufactured housing contains two or more dwelling units for use as a dormitory, efficiency unit, hotel, apartment or duplex, and are discussed separately in Chapter 7 of this handbook because of the complexity of their use and differences with manufactured homes.

### ***Construction Standards Applicable to Manufactured Homes***

Manufactured homes are required to be constructed to the preemptive HUD standards discussed above. No state, city, county or other local jurisdiction may adopt or impose any standard for the construction of a manufactured home. When the HUD standard is silent on a subject, the states may, with HUD concurrence, adopt construction standards. Currently, California has



installation standards (25CCR Chapter 2) and fire sprinkler system regulations (see 25CCR Chapter 3, commencing with section 4300), supplementing the HUD standards.

### ***How the HUD Standards are Enforced***

The manufactured home manufacturer must obtain approval for plans, specifications, and a quality assurance program from a design approval agency approved by HUD. The manufacturer also must obtain the services of an in-plant inspection agency approved by HUD. All manufactured homes must be constructed to an approved plan, inspected and tested by the manufacturer's personnel in accordance with an approved quality assurance manual, and then be inspected by a HUD-approved inspection agency in at least one stage of construction.

Until 1989, HCD conducted both design approval and inspection of manufactured homes manufactured in California. Today, these activities are performed by private entities approved and monitored by HUD.

### ***Local Government's Role in the Federal Program***

Federal law amended in 2000 mandates an installation inspection, as California law has since 1974. The federal program scheme of plan approval and in-plant inspection relies on, and is supplemented by, the final site installation inspection. While local building inspection authorities are preempted on the home's construction, these local officials must enforce the state laws and regulations governing the installation. Inspection must verify compliance with the standards for installation and requirements established by the manufacturer's written installation instructions approved by the design approval agency and provided with each home. A local enforcement agency must also refer information regarding any observed defects to the State Administrative Agency (HCD) for use to initiate an investigation and possible correction of the problem in other homes.

Local responsibilities for plan review, permit issuance, and installation inspection procedures are discussed further in Chapter 4, 5 and 6 of this handbook.

## ***The State Role in the Federal Program***

HCD functions as the State Administrative Agency (SAA) under the HUD Procedural and Enforcement Regulations in the Code of Regulations, Title 24, Part 3282, commencing with section 3282.1. The SAA is responsible for receiving consumer complaints and any other information that may indicate the possible existence of a HUD standards violation in a manufactured home in the possession of a dealer or consumer. The federal regulations require the SAA to make referrals to the manufacturer, and for the manufacturer to provide for remedial action to correct certain types of violations that are found to exist in homes. The SAA also audits the manufacturer's records for compliance with federal regulations requiring the investigation of possible violations and the correction of certain types of violations. Information received as a result of the installation inspection is critically important to the SAA activity. Many times information received from an installation inspector has resulted in the discovery of a design or production error creating repetitive problems. Using the federal SAA authority, HCD is able to remedy the situation in the factory and in homes sold to consumers.

The department conducts other activities mandated by state law, which are discussed elsewhere in this handbook.



*Photograph provided by the California Manufactured Housing Institute*

## ***Comparing HUD Standards to the California Building Standards Code***

Is the HUD code equivalent to the California Building Standards Code (Title 24), which is based on commonly known model codes? Some will argue yes and others will argue no. A subject-by-subject review reveals that the two codes are different and each has some requirements more restrictive than the other. The HUD code is a performance code with some different fire-safety requirements and authorization to use plastic water piping and wet and mechanical vented drainage systems. The requirements for electrical systems are nearly identical, with both codes incorporating the *National Electrical Code*. The HUD standards require fuel-gas burning heating appliances, other than clothes dryers and cooking appliances, to be sealed combustion type when located within the interior of the home. After October 1995, the HUD standards require energy conservation measures similar to Title 24. The HUD standards do allow slightly greater deflection in structural members and flooring. For purposes of safe housing, the performance of manufactured homes complying with the HUD standards has demonstrated the HUD code's adequacy.

## ***Where may Manufactured Homes be Installed?***

Manufactured homes are installed in mobilehome parks and subdivisions, almost any real property parcel zoned for single-family residential housing, and property for agricultural purposes for employee housing for 12 or fewer workers or households.

Government Code sections 65852.3 and 65852.4 require a city, including a charter city, county, or city and county, to permit the installation of a manufactured home manufactured to the HUD standards, on a foundation system on lots zoned for conventional single-family residential dwellings. Local requirements may preclude the installation of a manufactured home when more than 10 years has elapsed between the date of manufacture and the date of application for the permit to install the manufactured home. Local requirements for setback, side and rear yard requirements, standards for enclosures, access, vehicle parking, aesthetic requirements, and minimum square footage may be imposed on the manufactured home provided such requirements are also applied to conventional single-family residential dwellings. Architectural requirements for the area of installation may be imposed on the manufactured home, provided such standards are

limited to the overhang, roofing material, and siding material, and do not exceed those which would be required of a conventional single-family dwelling constructed on the same lot. Government Code section 65852.5 specifically addresses roof overhangs to prohibit requiring anything different than would be required of site-built housing, and no more than 16 inches where there is no local ordinance. Local zoning and permit issuance personnel should study these referenced Government Code sections carefully.

California Civil Code section 714.5 prohibits the recordation of any covenants, conditions and restrictions after January 1, 1988, that act to exclude the use of manufactured homes.

### ***How to Identify Compliance with HUD Standards***

Each manufactured home manufactured in the United States since June 15, 1976 must bear a HUD Label, which is a 2-inch by 4-inch red metal plate affixed to the outside surface of the rear wall at the floor level of each transportable section. A sample is shown on page 8. The HUD Label number stamped into the metal may be traced through Department or HUD records to determine the manufacturer, date of manufacture, serial number and more. There is no means for obtaining HUD Labels for manufactured homes manufactured before June 15, 1976. Missing HUD Labels may be replaced by the in-plant inspection agency that inspected the home during its manufacture. The Department provides assistance to homeowners needing replacement HUD Labels and HCD Insignia.

Should the HUD Label issued to other than a new manufactured home be missing, the Data Plate will provide evidence of the home's compliance with the HUD standards applicable at the time of manufacture. The HUD standards require the manufacturer to provide each home with a Data Plate which is most often made of paper and affixed to an inconspicuous interior wall surface such as in a water heater or furnace compartment, closet, or an inside cabinet surface. It provides information as to the manufacturer, model, date of manufacture, design climate zone, wind and roof design loads, installed appliances and more.

Manufactured homes manufactured between September 1, 1958 and June 14, 1976 for sale in California should bear an HCD Insignia of Approval. While similar to HUD Labels, the colors and sizes of HCD Insignia varied over the years of issuance. A sample of the last HCD Insignia issued prior to June 15, 1976 is shown on page 8. The Department may replace missing HCD Insignia.

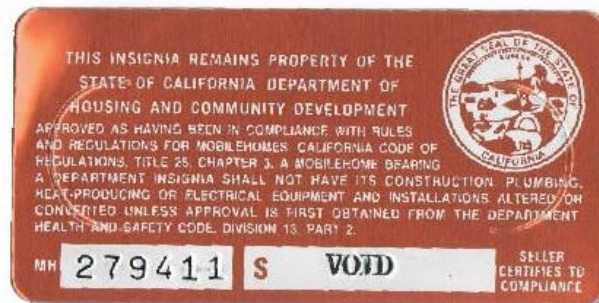
More information about HCD Insignia of Approval and HUD Labels is provided in a pamphlet entitled “Insignia of Approval Information Pamphlet” available from HCD at no charge. To request the pamphlet, contact HCD’s Manufactured Housing Program Office at the address listed in Chapter 10 of this handbook.



*Manufactured home installation on a foundation system in progress.*



HUD Label (actual size) issued to all manufactured homes manufactured on or after June 15, 1976.



The style of HCD Insignia of Approval (actual size) issued to manufactured homes manufactured between September 15, 1971 and June 14, 1976. Other styles and colors were issued between September 1, 1958 and September 15, 1971. Refer to the HCD “Insignia of Approval Information Pamphlet” for more information regarding HCD Insignia of Approval. A manufactured home constructed prior to June 15, 1976, bearing HCD insignia does not meet the HUD construction standards that became effective on June 15, 1976. However, HCD has issued this insignia to manufactured homes constructed on and after June 15, 1976 and as a replacement for a lost HUD labels. Contact HCD for clarification on the terms of issuance.

## **Chapter 3 - Installation Methods**

The provisions of the Health and Safety Code provide for different construction methods for the installation of a manufactured home. The first method was established in law in 1973 for the installation of a manufactured home that would remain personal property. A new law in 1979 established a method of installing manufactured homes on foundation systems as real property improvements. Another new law in 1997 provides for the installation of a manufactured home on a foundation system with the home remaining personal property (chattel). The installation method determines how the home will be titled, and what taxation and fees apply. The following discussion explains the three methods of installation.

### ***Personal Property***

Health and Safety Code 18613, established in 1973, requires a permit and inspection of a manufactured home installed as personal property. That is, the home will not be an improvement to the underlying real property on which the home is to be located. The installation is made with materials and methods that are subject to the provisions of 25CCR, Chapter 2, Article 7, commencing with section 1320. The common method for personal property installations utilizes steel piers or concrete blocks, typically on wood footings and tiedowns. This is the method most commonly used within mobilehome parks.

Manufactured homes installed in this manner are:

- . issued a title by the California Department of Housing and Community Development;
- . subject to registration fees payable to the Department upon initial installation and upon subsequent ownership transfers (sales); and
- . subject to local property tax payable to the County Tax Assessor.

*See the matrix at the end of this Chapter for clarification of titling and taxation.*

## ***Real Property on a Foundation System***

Health and Safety Code section 18551, originally enacted in 1979, provides for the installation of a manufactured home on a foundation system, thereby becoming a fixture and an improvement to the underlying real property. The foundation must comply with the provisions of the 25CCR, Chapter 2, Section 1333, which incorporates specific design criteria from the Uniform Building Code. The home will be subject to local property taxation, and is titled with the underlying real property. When a manufactured home is placed on a foundation system and the local enforcement agency has approved the installation, the local enforcement agency must remit documentation and fees to the HCD in accordance with Health and Safety Code section 18551(a). The current requirement is satisfied with an HCD433A form available from the Department, with an \$11 fee for each transportable section of the installed home. The information provided with the form HCD433A provides for the removal of the Department's temporary title record established when the manufacturer reported the manufacture and shipment of the home. The fee supports the Department's consumer protection activities.

*See the matrix at the end of this Chapter for clarification of titling and taxation.*

## ***Personal Property on a Foundation System***

Health and Safety Code section 18551, with amendments effective January 1, 1998, allows a manufactured home to be installed on a foundation system while the home remains personal property (chattel). That is, the home will be installed on a foundation system complying with the same foundation design criteria as for real property installations, but the home is not an improvement to or titled with the underlying real property. The titling and taxation is the same as shown above for manufactured homes installed as personal property under Health and Safety Code section 18613. The legislative intent is to allow installations on foundations without owning the underlying property. It is believed this may be a more desirable installation in mobilehome parks and on large agricultural properties where more than one home is needed for multiple generation families, while not modifying or transferring all or part of the title to the land.

*The matrix on the following page should help clarify the requirements discussed in this chapter.*



## Clarification of Manufactured Home Taxation and Titling Determined by Installation Method

Type of Installation	Installation Law	Type of Taxation	Title Documents	Local Reporting Requirements
Personal Property System	Health and Safety Code, Section 18613  See Note 1	If sold new before 7-1-80, annual HCD In-lieu Taxation (Vehicle License Fees). If new sold on or after 7-1-80, Local Property Tax by County Assessor. See Note 3	Titled and Registered by HCD regardless of taxation.	None
Real Property Improvement with Foundation System	Health and Safety Code, Section 18551(a)  See Note 2	Local Property Tax by County Assessor	Recorded by county as improvement to underlying real property.	Form HCD433A, completed by Local Enforcement Agency. Copies sent to County Recorder, HCD with fees, and Purchaser.
Personal Property Installed on a Foundation (chattel)	Health and Safety Code, Section 18551(b) See Note 2	Local Property Tax by County Assessor. See Note 4	Titled and Registered by HCD.	None

Notes:

1. Implemented by regulations in 25CCR, Chapter 2, commencing with section 1320.
2. Implemented by HCD regulations in 25CCR, Chapter 2, commencing with section 1333.
3. Local property taxation applies to manufactured homes sold new on or after July 1, 1980. For manufactured homes sold prior to July 1, 1980, In-Lieu Taxation is collected by HCD through "annual registration." However the home may have been, or may be at any time, voluntarily transferred to local property taxation by the registered owner.
4. HCD Registration applies upon original sale and subsequent title transfers only. There is no annual collection of In-Lieu Taxation by HCD.



*Photograph provided by Steve Hullibarger, The Home Team*

## **Chapter 4 - Plan Check, Permit Issuance, and Inspection Authority**

The applicable state laws establishing standards, plan checking and permit issuance requirements for manufactured housing installations are contained in Health and Safety Code, Division 13, Part 2.1, commencing with section 18200, particularly sections 18613 through 18613.4, and 18551. Regulations promulgated to implement these Health and Safety Code provisions are located in the 25CCR, Chapter 2, Article 1, commencing with section 1018 and Article 7, commencing with section 1320. The provisions of the cited laws and regulations are applicable throughout the state, both inside and outside of mobilehome parks.

### ***Jurisdiction***

The Local Enforcement Agency (LEA), which is most often the local building department, has jurisdiction to inspect all manufactured home installations occurring outside of mobilehome parks, and inside mobilehome parks if the LEA has assumed jurisdiction for enforcement of the Mobilehome Parks Act for mobilehome parks, as provided in Health and Safety Code section 18300. HCD has jurisdiction to inspect the installation of manufactured homes only in mobilehome parks where the local authority has not assumed the responsibility for enforcement of the Mobilehome Parks Act.

### ***Application for Permit to Install***

The LEA having jurisdiction must require compliance with the Health and Safety Code and the implementing regulations in 25CCR applicable to the installation of a manufactured home. The process begins with the prerequisites for issuance of a permit for the installation. The LEA must require the submittal of an application for a permit accompanied by specified fees, a plot plan, installation instructions with specifications, and plans, which may include an HCD Standard Plan Approval.

At the option of the LEA, separate permits may be required when the manufactured home will be installed on a foundation system, one permit for the construction of the foundation system and one for the home installation.

## ***Plot Plan***

A plot plan must accompany the application for the permit to install a manufactured home as required by Health and Safety Code section 18613.3. The LEA must review the plot plan to ensure compliance with either requirements of the 25CCR for setbacks and clearances when the home is to be installed in a mobilehome park, or for local setback and clearance requirements if the installation is outside a mobilehome park. The plot plan should indicate compliance with any local flood plain ordinances for elevations of floor levels.

## ***Manufacturer's Installation Instructions***

A copy of the installation instructions issued by the home's manufacturer must accompany the application for permit. The manufacturer's installation instructions provide specifications for the structural assembly of multiple-section homes at the floor, walls and roof, roof closure, utility crossover connections, and under-floor support locations and load specifications that must be enforced by the LEA. If the manufacturer's installation instructions are no longer available, such as in the case with many relocated manufactured homes, the LEA may require engineered plans for the installation and support system. Refer to Health and Safety Code section 18551(a)(1)(D), and 25CCR sections 1335 and 1335.5 for specific regulations requiring the manufacturer's installation instructions.

## ***Authority to Plan Check***

Under the authority of Health and Safety Code sections 18551 and 18613, implemented by 25CCR sections 1026 and 1333(h), the department has approved Standard Plan Approvals for support systems including tiedowns, and foundation systems. The LEA must accept the HCD Standard Plan Approval. When a Standard Plan Approval is submitted, the LEA has no authority to perform an additional plan check other than to verify the Standard Plan Approval's suitability to the site conditions and home. No plan check fee is permitted when Standard Plan Approvals are utilized. Additional unnecessary requirements negate the cost savings intended to be gained by a statewide HCD Standard Plan Approval. The LEA should bring any errors in a Standard Plan Approval to HCD's attention. Further, Standard Plan Approvals are reprinted for repetitive statewide use. No LEA may require an original "wet" signature by the designing or approving engineer on a Standard Plan Approval.

Roof and wind design loads and local conditions applicable for the installation site must be considered prior to permit issuance. The installation provisions of 25CCR, Article 7, commencing with section 1320, establish design load requirements for manufactured home installation pursuant to Health and Safety Code section 18613 (personal property) in or out of mobilehome parks. If a foundation system is to be used, section 1333 establishes design load requirements.

### ***Permit Issuance***

Once a plot plan, installation instructions, and applicable plans for the support system to be used are accepted, the LEA should require a completed permit application with fees, including other applicable fees such as school impact fees, and issue the installation permit. A separate permit, fee, and plans may be required for a foundation system in order to offset the additional inspections of the foundation construction.

### ***Permit Expiration***

Health and Safety Code section 18509 provides that permits to install manufactured homes expire six months from the date of issuance. Section 1038 of 25CCR, provides for renewal of an expiring permit for six-month intervals if work has commenced and is in progress. A permit shall not remain valid for more than two years from the date of original issuance.

### ***Alteration Inspection Authority***

Alteration to a manufactured home other than the support system or foundation must be considered separately from the installation of the home. Health and Safety Code Section 18029 requires that any person proposing to alter or add to a regulated system of a manufactured home or mobilehome must first obtain HCD approval. This includes alterations and additions to the structural, fire-life safety, plumbing, electrical and mechanical systems and equipment, or the installation of a fire sprinkler system. Local jurisdictions have no authority to inspect alterations and additions made to these systems and equipment in a manufactured home. HCD's regulations to implement Health and Safety Code section 18029 are contained in the 25CCR, Chapter 3, Section 4040, and require an application for alteration approval and

inspection with fees. HCD conducts inspections of alterations to verify compliance to the HUD standards, which are adopted by reference in 25CCR, Chapter 3, for alteration standards. Common alterations include the installation of air conditioning equipment, wood-burning fireplaces, roof overlays, and sidewall openings for sliding glass doors or access to add-on rooms (cabanas).

Many times, local inspectors ask for clarification regarding the jurisdiction when an opening will be made in the sidewall of the manufactured home to accommodate a proposed add-on room or cabana. Any alteration or addition to the structural, fire-life safety, electrical, plumbing, or mechanical system of the manufactured home to accommodate the cabana, is subject to the jurisdiction of HCD. The cabana is the jurisdiction of the LEA. However, HCD has jurisdiction over the cabana if the home is located in a mobilehome park where HCD is also the enforcement agency because the local authority has not assumed responsibility for enforcement of the Mobilehome Park Act (Health and Safety Code, Division 13, Part 2.1).

*The matrix on the following page should help clarify jurisdiction.*



*Two-story manufactured home displayed at Cal Expo Home Show, April 2001.  
Photograph provided by Fleetwood Homes, Woodland CA..*

## Clarification of Jurisdictions

<b>Agency</b>	<b>Adoption of MH Construction Standards</b>	<b>Alterations<sup>1</sup> to MH before and after installation</b>	<b>Installation<sup>2</sup> Permit &amp; Inspections</b>	<b>Accessory Structure Permits &amp; Inspections</b>
U.S Dept. of Housing and Urban Development (HUD)	Preemptive Authority	Defer to HCD	No Authority	No Authority
California Dept. of Housing and Community Development (HCD)	Preemptive Authority for subjects not addressed by HUD Standards	Preemptive Authority. See HSC 18029, 25CCR 4040 et. seq.	Authority only in Mobilehome Parks when local agency has not assumed jurisdiction	Authority only in Mobilehome Parks when local agency has not assumed jurisdiction
Local Building Department	No Authority	No Authority	Authority at all locations outside Mobilehome Parks. Authority in Mobilehome Parks if jurisdiction assumed per HSC 18300	Authority at all locations outside Mobilehome Parks. Authority in Mobilehome Parks if jurisdiction assumed per HSC 18300

<sup>1</sup> Alteration to the structural, electrical, mechanical or plumbing systems of the home, excluding the support system or foundation.

<sup>2</sup> Includes alteration to the support system or foundation.

## Chapter 5 – Installation Inspection Procedures

Inspection of the installation of a manufactured home is essential to assuring proper performance of the structural and utility systems and, therefore safety of the occupants and the public. Improper installation leads to system failures, customer dissatisfaction, complaints, and dangerous conditions.

### ***Critical Inspection Elements***

The inspector must ensure that all components of the structural, electrical, heating, gas, water and drainage systems are properly connected between transportable sections of the home and that tests are witnessed. Each of these critical inspection elements of the inspection is explained below.

**Structural System:** Manufactured homes with multiple transportable sections must be structurally connected as specified by the manufacturer's installation instructions provided with each new manufactured home. The structural system design may rely on the connection of the floor, walls and especially the roof with bolts or other fasteners to transfer loads to the structure's load carrying components. The inspection must include inspection of the roof connections while the roof covering is incomplete, before ridge shingles are affixed. Improper structural connection may lead to sagging roof and ceiling sections and roof leaks.

**Underfloor Support:** The underfloor support system is also critical to the performance of the home. Here too, the manufacturer has provided installation instructions specifying load bearing points, minimum load carrying capabilities of support devices, and tiedowns. Inspection must verify proper load bearing device capacity and location. The support system may consist of piers and pad support devices and a system of listed tiedown assemblies, or an engineered tiedown system approved by HCD Standard Plan Approval pursuant to 25CCR sections 1336.1 through 1336.3.

For manufactured homes placed on a foundation system, inspection must assure compliance with the approved plans (plans are discussed in Chapter 4). Some manufacturers have designed standard foundation systems for their homes and obtained HCD's Standard Plan Approval. These plans are to be accepted throughout the state by local building departments without

additional plan checking. The Standard Plan Approval program is intended to help reduce housing costs.

**Utility Connections:** For multiple transportable section homes, the electrical, gas, water, drainage and air supply systems generally require connection between the units. These connections must be performed as specified by the manufacturer's installation instructions. Connection to the lot utilities must be made with approved materials and in the method specified in 25CCR. Specifics are discussed later in this Chapter.

**Appliance Vents:** Fuel gas burning appliances that must be vented must be inspected to verify that all vents are properly installed and secured to the appliance. Transportation of the home can cause vents to become disconnected at the appliance. Because of height restrictions on the highways, some vent terminations at the roof must be installed at the installation site. Inspection must verify proper installation.

**Utility System Tests:** The inspector must witness the tests required by 25CCR, Chapter 2 section 1362 and explained in this Chapter. The tests are to assure the absence of leaks in the gas, water and drainage piping, and proper electrical ground continuity. A test is also required of any fire sprinkler system using hydrostatic pressure specified in 25CCR, Chapter 3, section 4320.

## ***Summary of Applicable Laws and Regulations***

**Laws:** Health and Safety Code sections 18300, 18304, 18404, 18613, 18614, 18550, 18551, and 18551.1

**Regulations:** 25CCR, Chapter 2, sections 1018, 1020, 1032, and 1320 through 1368.

**Referenced Standards:** Title 24, Part 2, as referenced by 25CCR, section 1334(a). Chapter 29 of the 1982 Uniform Building Code, as adopted by 25CCR section 1333(b). Chapter 33 of the 1979 Uniform Building Code as adopted by 25CCR section 1368 (a) and (b).



**Note:** More recent editions of the Uniform Building Code may be utilized provided the design criteria and requirements are at least equivalent to, but not more restrictive than the adopted editions listed here.

## ***Related Forms***

**HCD513A, Installation Acceptance.** This half-page form is commonly referred to as the Certificate of Occupancy. 25CCR section 1366 requires a local enforcement agency to use this form in the format provided by HCD for standardization to streamline the work of escrow agents and financial institutions.

**HCD513C, Installation Acceptance-Foundation System.** This form is similar to HCD513A, but specifically designed for use when the installed manufactured home is placed on a foundation system.

**HCD433A, Notice of Manufactured Home Installation on a Foundation System.** This HCD-provided form is to be completed by the local building department approving the installation of a manufactured home on a foundation system pursuant to Health and Safety Code section 18551(a). The form provides copies for distribution to:

1. The County Recorder for recording the improvement to real property.
2. HCD in order to close the HCD record created by the Manufacturer's Certificate of Origin, a temporary title document until the home is sold.
3. The homeowner purchaser.
4. The local building department.



*Photograph provided by Modular Lifestyles Inc.*

## ***Inspection Procedure***

**Set-backs and Clearances:** At the installation site, the inspector must review the plot plan and position of the manufactured home to ensure that necessary clearances and set-backs have been provided. For installations in mobilehome parks, reference 25CCR sections 1020(a) and 1104 (a) and (b), and 1330. The inspector must require all lot corners to be clearly marked before inspection. HCD recommends termination of the inspection, correction and a reinspection fee assessment, when lot lines are not marked as required by 25CCR section 1104. Extreme complications and complaints from the home purchaser, and neighboring residents, may occur if approval is granted for a manufactured home incorrectly located on the lot.

**Lot Drainage:** The lot shall be graded to drain surface water. Please reference 25CCR sections 1054, 1334 (b) and 1610.

**Support and Foundation System Inspection:** The support system or foundation system must be inspected for compliance with the submitted plan and manufacturer's installation instructions. The load carrying capacity and location of all support devices must be inspected. Special attention must be given to the concentrated load points such as under load bearing posts along the marriage line of multiple section homes.

**Tiedowns:** Health and Safety Code section 18613.4 requires the installation of tiedowns for all manufactured home installations after September 19, 1994, when not installed on a foundation system. HCD tiedown regulations are contained in 25CCR, Chapter 2, Article 7, commencing with section 1336.1. There are four (4) methods provided for in the regulations to achieve compliance with the tiedown requirements:

1. Manufactured Home Manufacturer's Installation Instructions

The home installer may use a tiedown system specified in the manufactured home manufacturer's installation instructions. Such instructions must specify all needed components to a tiedown system, e.g. ground anchor, straps, buckles, bolts, etc.

2. Listed Tiedown Assembly(s)

The installer may use a listed tiedown assembly manufactured by other than the manufacturer of the home. The system must be tested by an HCD approved testing agency and subsequently listed by an HCD approved listing agency. Listed tiedown assemblies must be installed according to their manufacturer's installation instructions, which are within the terms of the listing.

In the absence of the home manufacturer's installation instructions providing tiedown information, (typically on other than new relocated homes), a wind load calculation must be performed in accordance with 25CCR section 1336.

3. Independent Engineered Tiedown System

The installer may use a tiedown system designed by a California registered engineer or architect for a specific home installation. The engineered tiedown system must bear an original stamp (commonly known as a "wet stamp") and signature of the engineer or architect designing the system. The plans and specifications by the engineer or architect must include a statement indicating the engineered tiedown system meets the requirements of 25CCR section 1336.3 (a). Such a design is subject to plan checking by the enforcement agency having jurisdiction.

4. Standard Plan Approval (SPA) - Engineered Tiedown System

An SPA engineered tiedown system is the same as an engineered tiedown system explained in #3 above, except that the design may be used repetitively and an original stamp and signature is not required on copies of the plans and specifications. HCD has performed the plan check and approved the design for statewide use without additional plan check required at the local agencies.

It is the responsibility of the contractor/installer to determine the location of all underground utilities such as gas, electric, water, drain, and telephone systems, before installing ground anchors for tiedowns. As required by 25CCR section 1326(a)(3), at the time of the installation inspection, the person to whom the permit is issued, or their representative, must provide the LEA inspector a written and signed certification. The written certification must assure that:

- . The tiedown system was not modified prior to or during the installation.
- . The tiedown system was installed in accordance with the tiedown manufacturer's installation instructions, or in accordance with the plans and specifications for an engineered tiedown system, whichever is appropriate.

**Support Devices:** For installations performed pursuant to Health and Safety Code section 18613 (other than foundations systems), underfloor supports may include concrete blocks of

appropriate ratings, precast concrete piers, and manufactured steel piers. Manufactured load bearing supports and devices (piers) are required to be listed by an HCD approved listing agency. The LEA inspector must verify the load-carrying capacity of any concrete pier or block used. The suppliers can provide written information on the specifications and identification markings provided on blocks and piers. In addition to the tiedown requirements discussed above under “tiedowns”, mechanical connection of metal and pre-cast concrete piers to the home and footings is required for any installation after September 19, 1994. Concrete blocks used as supports are exempt from the requirement for mechanical connection to the footing and home.

Listed steel piers may not be modified (i.e. drilled, tapped, welded, etc.) to accommodate mechanical connection to the home unless the modification is part of the listing approval and detailed in the pier manufacturer’s installation instructions. The LEA should be aware that used steel piers manufactured prior to the mechanical connection requirement may possibly be recycled and reappear at new installation sites. The LEA must verify appropriate listing and that the mechanical connection device was a part of the listing approval. The mechanical connection of a steel pier to the footing does not require listing, and may typically be achieved by nailing or screwing the pier to the footing pad with corrosion resistant fasteners. Refer to 25CCR section 1336.5 for more specific requirements.

The mechanical connection of piers to the home by drilling through the chassis of the home may or may not constitute an alteration to the home. Homes built after September 15, 1971, which bear or are required to bear HCD Insignia or HUD Label, require an HCD alteration approval to alter the chassis, unless the piers include as part of their listing, a provision for drilling through the home chassis to make the mechanical connection.

**Foundation Systems:** Homes installed on foundation systems pursuant to Health and Safety Code section 18551, require engineered plans to satisfy the requirement of 25CCR section 1333 and references. An HCD-approved engineered foundation system may be used. Some manufactured home manufacturers have approved foundation system plans incorporated in, or as a supplement to, their installation instructions. HCD Standard Plan Approvals for statewide use are discussed further in Chapter 4. A foundation system must be designed to the specifications

and load criteria of the Uniform Building Code as referenced in 25CCR section 1333. The tiedown and support device requirements discussed above do not apply to foundation systems.

**Structural System Connections:** The manufactured home manufacturer's installation instructions will specify how the floor, walls and roof systems are to be connected at the marriage line of multiple-section homes. At the roof, most manufacturers specify bolts or lag screws to structurally connect the roof sections and transfer roof loads to bearing points. Many manufacturers require clusters of bolts or lag screws at the concentrated load points. Some homes require the installation of roof support posts after multiple-sections are connected. The failure to assemble the structure components of multiple section homes as specified in the manufacturer's installation instructions may cause excessive deflection and possible failures should snow loads be experienced.

**Heating and Cooling System:** All fuel-gas burning appliance vents must be inspected to insure proper connection of the vent to the appliance exhaust vent. The vent should be mechanically secured to the appliance. Transportation of the home may cause the vent to be misaligned or detached from the appliance. Some manufactured homes are shipped from the factory with the vents to be installed at the final installation site. In multiple-section homes, the air supply system may require a crossover duct to interconnect the air supply/return system. The duct must be of the type and size specified by the manufacturer's installation instructions and supported off the ground, or laid on approved material such as wood that is resistant to decay or treated.

**Gas Piping System:** Except for manufactured homes installed on foundation systems, the home's gas piping inlet must be connected to the lot gas supply piping with a listed flexible connector as specified in 25CCR section 1354. The piping system of the home must be subjected to a test conducted in accordance to 25CCR section 1362(a) and witnessed by the LEA inspector. Any piping added to connect the home to the supply outlet must be included in the test. An air pressure gauge with units of measurement not greater than 1/10 pound increments, or water manometer with units of measurements not greater than one-tenth inch, must be used. The test shall be conducted as follows:

1. To begin the test, all appliance shut-off valves except at the cooking appliance(s) must be open. Valves at the cooking appliance(s) must be closed during the test.
2. The piping must be pressurized with air to either 6 to 8 ounces, or 10 to 14 water column inches. The test must be performed for a minimum of two (2) minutes without loss of pressure. The home or gauge must not be connected to any other pressurized source during testing. The piping within the home already has been tested in the factory at higher pressures. The test at the installation site is to assure that the system was not damaged during transportation.
3. At the completion of the two-minute test and with pressure remaining in the piping, the shut-off valves ahead of the cooking appliances shall be opened while applying soapy water solution to the appliance connector fittings.

For installations on foundation systems, gas supply piping to the home is required to comply with the same requirements applicable to site-built homes found in the California Plumbing Code, in Title 24, Part 5, of the California Code of Regulations. However, the site test requirements in 25CCR section 1362 listed above apply.

Reference 25CCR sections 1220, 1222, 1224, 1333.5, 1354, 1362, 1364 and 1660 for gas piping system requirements.

**Electrical System** The lot service capacity must equal or exceed the demand rating of the home, which is generally indicated on a label affixed to the sidewall at the point of electrical entrance. Reference 25CCR Article 3, commencing with section 1130 for lot electrical service equipment requirements.

The electrical system should not be energized prior to or during the LEA inspection. The LEA inspector must test or witness a test performed according to 25CCR section 1362(c), to determine electrical isolation of the supply conductors, and ground continuity. The electrical tests apply to all manufactured home installations regardless of the type of support system used.

The test must include testing for ground continuity between the service grounding electrode and the home's metal chassis and non-current carrying metal parts of the electrical system and appliances. Examples of non-current carrying metal to be tested include, but are not limited to,

frames of appliances, metallic air supply ducts, furnace housing, fireplaces having electric fans, etc. A metal door and frame or window frame of a home with nonmetallic exterior cladding are examples of metal parts that do not have electrical components, thus need not be bonded to ground. Screws in nonmetallic faceplates of switches and outlets need not be grounded.

For manufactured homes not installed on foundation systems, the electrical feeder assemblies used to connect the home to the lot service equipment must be connected as required by 25CCR, sections 1164, 1166, and 1180(c). Many manufactured home manufacturers supply the feeder assembly, consisting of conductors and a raceway with the home along with installation instructions.

Homes installed on a foundation system, must be connected and complying with the same requirements applicable to site-built homes found in the California Electrical Code, in Title 24, Part 3, of the California Code of Regulations.

There is no requirement in the regulations to test the electrical system with the system energized. Polarity is a required factory test under the HUD regulations. However, after completing the required at-site tests, if electrical power is available, it is useful to test for proper polarity with a circuit polarity tester. Refer to 25CCR sections 1180, 1182, 1184 and 1362 of Title 25 for detailed requirements of the electrical service and system test.

**Water Supply System:** Except for manufactured homes installed on foundation systems, the home's water piping inlet must be connected to the lot water supply piping with a flexible connector as specified in 25CCR section 1356, unless the home is installed on a foundation system. The piping system of the home must be subjected to a test conducted in accordance to 25CCR section 1362(a) and witnessed by the LEA inspector. The LEA inspector must inspect all visible portions of the home and water distribution system for evidence of leakage. Like with the gas piping system, the home's water piping was tested at much higher pressures at the factory.



For installations on foundation systems, water supply piping is required to comply with the same requirements applicable to site-built homes found in the California Plumbing Code, in Title 24, Part 5, of the California Code of Regulations. However, the site test requirements in 25CCR section 1362 apply.

**Fire Sprinkler System:** When a manufactured home is equipped with a fire sprinkler system, 25CCR, Chapter 3, Subchapter 2, section 4320, requires the system to be tested hydrostatically using available water pressure at the installation site for a period of one hour without evidence of leakage. This test is in addition to the test performed at higher pressures during the manufacture of the home. The test must be witnessed by the LEA at the same time the water supply system is tested at the installation site.

**Drain System:** Except for manufactured homes installed on foundation systems, a drain connector, as specified in 25CCR section 1358, and the manufacturer's installation instructions, must be installed between the home's drain outlet and the lot drain inlet. The drainage piping shall be tested as required by 25CCR section 1362 and witnessed by the LEA inspector. During the test, the LEA must inspect for signs of leaks within the floor cavity when drain piping and traps are concealed by insulation and underfloor closure material, under sinks, and at the clothes washer drain and trap.

For installations on foundation systems, the drain connection is required to comply with the same requirements applicable to site-built homes found in the California Plumbing Code, in Title 24, Part 5, of the California Code of Regulations. However, the site test requirements in 25CCR section 1362 apply.



*Photograph provided by Modular Lifestyles Inc.*

### ***Required Exit Facilities***

Section 1368 of 25CCR requires at least one exit with a porch and or stairway at the time of installation approval. Two exits must be provided complying exit facilities within 60-days of the issuance of the Statement of Installation Acceptance discussed below. An inspection checklist is provided at the end of this chapter.

### ***Inspection Approval Documentation***

At the conclusion of the inspection and approval of the installation, the LEA must issue approval tags according to 25CCR section 1364 in order that the utility suppliers may provide gas, water, and electricity. The LEA must also issue a Statement of Installation Acceptance according to 25CCR section 1366, using the form provided by HCD. A copy of the form must be provided to the dealer, or to the homeowner if no dealer is involved in the transaction. The copy provided to a dealer is submitted to the escrow agent to initiate disbursement of the purchase funds held in escrow.

### ***Handling Defects Found During the Installation Inspection***

The LEA must order and verify correction of any violation of 25CCR relating to the installation of the manufactured home or lot utility supply equipment. The LEA must also order and verify correction of defects in the manufactured home that would otherwise prohibit safe occupancy. Should a contractor fail to correct cited violations within 10 days, or other reasonable time

permitted by the LEA, the LEA must report the incident to the State Contractors Licensing Board in accordance with Health and Safety Code section 18614.

The LEA must report to HCD the discovery of defects and code violations occurring in the manufactured home that may be the responsibility of the manufacturer. Health and Safety Code section 18613(d) provides that the enforcement agency performing the installation inspection, *“shall immediately notify the department whenever any manufactured home or mobilehome cannot be approved for occupancy due to defects of the manufactured home or mobilehome. The report of notification shall indicate health and safety defects and, in the case of a new manufactured home or mobilehome, substantial defects of materials and workmanship”*, as defined. HCD will handle the information as the State Administrative Agency and require the manufacturer to investigate and reach a determination as to the possibility that other manufactured homes may contain the same violation or defect. This information is used by HCD to cause the manufacturer’s recall of manufactured homes with systematically introduced violations of the HUD construction standards.



*Two-story manufactured home. Photograph provided by Silvercrest Homes Inc.*

# Manufactured Home Installation Inspection Checklist

Permittee Name \_\_\_\_\_ Permit Number \_\_\_\_\_ Date \_\_\_\_\_  
 Inspection Site \_\_\_\_\_ Park I.D.# \_\_\_\_\_  
 Address \_\_\_\_\_ if applicable \_\_\_\_\_  
 Time Arrived \_\_\_\_\_ Time Completed \_\_\_\_\_ Total Time \_\_\_\_\_ Additional Fees Paid \_\_\_\_\_

Item	Approved Yes/no	Inspection Subject	25CCR or HSC Reference
1		Lot lines permanently marked with corner markers	1616(b)
2		Setbacks, clearance and lot coverage per plot plan and code	1110, 1330
3		Lot lines not altered without required approvals	1616
If any of the above items are not approved, the inspection should be terminated. Issue a correction order to the park and or permittee to correct the violation(s). Require a reinspection with reinspection fees.			
4		Lot properly graded for drainage	1610(a)
5		Lot utilities in the proper location and properly sized to service the home	1328, 1354
6		Serial, HUD Label or California insignia numbers match those on the permit	1020(g)(2)
7		Load-bearing supports sized and installed per manufacturer's instructions	1334(c) 1335
8		Ridge beam supports properly sized and installed in the appropriate locations	1335
9		Tiedowns or an ETS properly installed	1336.1, 1336.2
10		Load bearing supports mechanically connected to the home and footings	1336.4
11		Floor is level	1348
12		Proper clearances between the finish grade and chassis, and floor joists	1344
13		Elevation of chassis and floor structure meet the local floodplain requirements	HSC18501(e)
14		Floor structure at the mating line connected per manufacturer's instructions	1335
15		End-wall connections per manufacturer's instructions	1335
16		Ridge beam connected per manufacturer's instructions	1335
17		Doors and windows open and close properly	1335
18		HVAC, electrical and plumbing crossovers installed correctly	1335
19		Chimney and appliance vent extensions, caps, spark arresters installed	1335
20		Gas piping and connector of proper material	1354
21		Water flexible connector proper material	1356
22		Drain piping and connector proper material and installed properly	1358
23		Water system passed test	1362(a)
24		Gas system passed test	1362(a)
25		Drain system passed test	1362(a)
26		Electrical system passed continuity test	1362(c)
27		Non-current carrying metal parts bonded to the grounding electrode	1362(c)
28		Fire Sprinkler system, if any, passed hydrostatic test	4320(a)(4)(5)
29		Home free of substantial defects (obtain correction & report defects to HCD)	HSC18613(d)
30		Complying stairway and/or porch installed at exits, minimum of one.	1368
31		Electrical approval tags attached to electrical services	1364
32		Gas approval tag attached to gas service	1364
33		Additional fees collected, if applicable	1326(c)
34		Statement of Installation Acceptance issued	1366

INSPECTOR NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

## ***Modifications to Existing Support Systems***

California has possibly 500,000 manufactured homes installed on pier and pad support systems before tiedowns and mechanical connections of the support devices were required. Health and Safety Code section 18613(a) requires a permit and inspection whenever the support system of an existing manufactured home installation is altered. This includes the installation of new support devices, tiedowns, etc. Inspection should verify proper installation of these new support devices that is consistent with the manufactured home manufacturer's installation instructions, and the listing of the new support device or tiedown system.

The installation or alteration of an earthquake resistant bracing system requires a permit and inspection pursuant to Health and Safety Code section 18613.7, when constructed and installed by other than the homeowner. An earthquake resistant bracing system is defined in 25CCR section 1370.6 as *“an anchoring system, bracing system, or other device designed and constructed, or represented as having been designed and constructed, for the purpose of protecting the health and safety of the occupants of and reducing damage to a mobilehome or manufactured home in the event of an earthquake.”* An earthquake resistant bracing system is not a substitute for a tiedown system. These devices must bear labeling to indicate listing by a listing agency, and certification by HCD. The number of individual devices and their location under the home as designed and approved must be verified by inspection. Refer to 25CCR Chapter 2, Article 7.5, commencing with section 1370 for more information regarding earthquake resistant bracing systems.



*Manufactured home located in a mobilehome park*

## **Chapter 6 - Handling Consumer Complaints**

Except as explained in this chapter, HCD is the appropriate agency to handle most consumer complaints regarding the manufactured home; information alleging any defect or noncompliance with the HUD standards; and issues regarding the mobilehome parks, installation, sales, etc. There are state laws providing several possible avenues for handling complaints from consumers and defect information. The age of the home, who sold the home, and how and where the home is installed, all play a part in determining which law may apply and provide a means for determining responsibility for resolving problems experienced by consumers.

It is important to understand that manufactured homes may be sold by any of the following entities:

- . Dealers licensed by HCD: Dealers may sell new and used homes that are or will become registered and titled by HCD. That means homes that are installed pursuant to Health and Safety Code section 18613 and not affixed to a foundation system as a fixture and real property improvement. Dealers may sell new and used homes affixed to a foundation as chattel permitted by Health and Safety Code section 18551(b).
- . Contractors who qualify under Health and Safety Code section 18062.9 when at least five new homes will be sold after placement on a foundation system as real property in a single subdivision with five or more parcels.
- . Real estate brokers licensed by the California Department of Real Estate: Brokers may sell any manufactured home that is installed pursuant to Health and Safety Code section 18613 or 18551(b), after the home has been sold once and is registered and titled by HCD as personal property or chattel. For a manufactured home installed on a foundation system as a fixture and improvement to real property, real estate brokers may sell the manufactured home with the underlying real property. In the latter case, the real estate broker must also hold an HCD Dealer license to obtain new manufactured homes from the manufacturer, unless the broker is also a contractor and may qualify under Health and Safety Code section 18062.9.
- . The legal or registered owners may resell their respective homes.

## ***Warranty Requirement***

New manufactured homes sold by a dealer or contractor must be provided a one-year warranty as specified in California Civil Code section 1797, et seq., commencing on the date of delivery to the retail purchaser. The responsibility for compliance with the warranty is that of the manufacturer and dealer, or manufacturer and contractor. HCD may take license disciplinary action against any manufacturer or dealer violating the Civil Code requirements, and the State Contractors Licensing Board may take action against a contractor violating the Civil Code warranty requirement. For sales by real estate brokers of new manufactured homes installed on foundations as real property improvement, the manufacturer is held responsible for the warranty for the new home. HCD regularly handles complaints involving warranty issues.

## ***Compliance at Time of Sale***

Notwithstanding the warranty, Health and Safety Code section 18025 makes it unlawful to sell any new manufactured home, whether sold by a dealer, contractor, or real estate broker that is not in compliance with the HUD standards in effect at the time of manufacture. Resales of used manufactured homes sold between private parties must also be in compliance at the time of sale. Resales by dealers are subject to disclosure requirements of Health and Safety Code section 18025(a) and 18046.

HCD handles complaints regarding possible substandard conditions at the time of sale.

## ***Defect Disclosure in Resale Homes***

Health and Safety Code section 18046 requires a selling dealer of used manufactured homes to conduct an inspection of each used manufactured home listed for resale and disclose to prospective purchasers all conditions that may effect the value or desirability of the home. A violation of the disclosure requirement is punishable as a misdemeanor. HCD handles such complaints regarding licensee activities.

## ***Mobilehome Ombudsman***

Health and Safety Code section 18150, et seq., establishes the Mobilehome Ombudsman within HCD for the purpose of providing assistance to the public in handling and coordinating the resolution of problems and complaints regarding manufactured housing, including:

- . problems with registration and titling
- . warranties
- . financing, other than financing by a supervised financial organization as defined
- . sales
- . inspection of homes and parks
- . accessories and improvements
- . problems relating to the Mobilehome Residency Law
- . providing information on laws regard

However as established by the Health and Safety Code, the Ombudsman may not arbitrate, mediate, negotiate, or provide legal advice on rent disputes, lease or rental agreements, or disputes arising from lease or rental agreements, except that information may be provided on such subjects.

The Ombudsman staff provides information to callers and processes complaints submitted on a prescribed form, HCD418 "Request for Assistance". The Ombudsman may be reached at:

Mobilehome Ombudsman  
Division of Codes and Standards  
PO Box 31  
Sacramento CA 95814-0031  
Telephone: (916) 323-9801, or toll-free at 1-800-952-5275.

Upon receiving a Request for Assistance, the Ombudsman staff determines the appropriate course of action. Some issues are able to be resolved by distributing printed information or with a simply return telephone call. Most however, require some investigation. Complaints regarding issues of the responsibility of an HCD licensed manufacturer, dealer or salesperson are investigated by HCD. Should an investigation reveal a violation of law, the licensee is provided written notice and an opportunity to resolve the problems. However, unresolved matters, or cases involving the loss of consumer funds, fraud, may result in disciplinary action for license revocation.



Complaints regarding mobilehome park codes and standards, or the installation of the manufactured home, are to be investigated by HCD if HCD is the enforcement agency for the park; otherwise the issue is the responsibility of the LEA having assumed jurisdiction for the Mobilehome Parks Act. If the home was new when installed, and an HCD licensee (dealer or salesperson) and purchase contract is involved, then HCD will investigate and take appropriate action for issues related to the sales transaction. In complaints involving a contractor, the matter may need to be referred to the State Contractor's Licensing Board. If the difficulties are contractual between private parties, the resolution is a civil matter between the parties.

### ***Manufactured Home Recovery Fund***

Health and Safety Code section 18070, et. seq., establishes the Manufactured Home Recovery Fund administered by HCD. The purpose of the Fund is to provide a means for recovering losses by sellers and purchasers of manufactured homes because of fraud, misrepresentation, conversion of funds, or the failure to honor warranties or guarantees. Claimants must have obtained a court judgment and found the judgment debtor judgment proof, or the seller must be in bankruptcy. Up to a maximum of \$40,000 may be recovered for any one transaction occurring before January 1, 2001. For transactions occurring on and after January 1, 2001, up to \$75,000 may be recovered. Other restrictions apply.

Potential claimants may be referred to HCD at the same address and telephone listed above for the Mobilehome Ombudsman.



*Manufactured home located in a mobilehome park.*

## **Chapter 7 - Multi-Unit Manufactured Housing**

### ***What is Multi-unit Manufactured Housing?***

Multi-unit manufactured housing is defined by Health and Safety Code section 18008.7. In short, it is a structure manufactured in one or more transportable sections to form two or more dwelling units in a single structure when installed. Multi-unit manufactured housing may be used as a duplex, dormitory, efficiency unit, hotel, or apartment, installed on a support system or foundation system in or outside mobilehome parks, depending on the number of dwelling units, methods of installation and local zoning. These uses and installations are explained in this chapter.

Applicable Health and Safety Code sections are provided in Chapter 8.

### ***Construction Standards Applicable to Multi-unit Manufactured Housing***

HCD applies the federal standards established by HUD for manufactured homes as the applicable standard for the manufacture of multi-unit manufactured housing, along with selected provisions from CCR Title 24 for stairs, fire-resistant construction of occupancy separation walls and floors/ceilings, and accessibility when there are 3 or more dwelling units. The HUD program for manufactured homes only applies to single-family units. Thus, multi-unit manufactured housing with 2 or more dwelling units is subject to only California law and not the procedural and enforcement provisions of the federal program for manufactured homes.

### ***How the Standards Are Enforced***

HCD uses private third-party entities known as Design Approval Agencies and Quality Assurance Agencies to perform enforcement work. These private entities are approved by HCD pursuant to Health and Safety Code section 18020(b) with implementing regulations in 25CCR Chapter 3, commencing with section 4850. Design Approval

Agencies review and approve plans for the manufacture of units subject to HCD jurisdiction, including multi-unit manufactured housing, commercial coaches and special purpose commercial coaches. Quality Assurance Agencies perform in-plant inspections on behalf of HCD to verify that production is in compliance with the approved plans and applicable codes, and that tests are performed on the water, drain, gas and electrical systems.

### ***How and Where Multi-unit Manufactured Housing may be Installed***

State law provides for distinct uses and installation methods for multi-unit manufactured housing. In general, a multi-unit manufactured housing structure may be installed in mobilehome parks, on private parcels zoned for multiple dwelling structures, and as agricultural housing in rural areas. The requirements for the installation method depend on the number of dwelling units and location. Installations must be consistent with local zoning or conditional use permits.

**Installations in mobilehome parks:** Health and Safety Code sections 18008.7 and 18611 provide that multi-unit manufactured housing may be installed in a mobilehome park as personal property pursuant to Health and Safety Code 18613 or 18551(b), when the structure is limited to only two dwelling units. In mobilehome parks where the permit to construct the park was issued on or after January 1, 1982, the number of dwelling units is limited to four, and the height is limited to two stories. In mobilehome parks where the permit to construct the park was issued on or after January 1, 1982, multi-unit manufactured housing may be installed only as chattel on a foundation system pursuant to Health and Safety Code section 18551(b). In these mobilehome parks, local zoning or the existing conditional use permit also must allow for the use of multifamily dwellings.

In mobilehome parks where the permit to construct the park was issued before January 1, 1982, there is no state law limiting the number of dwelling units or stories, or prescribing the specific installation method. Thus installations of two-unit multi-unit manufactured

housing may be performed pursuant to either Health and Safety Code sections 18613 or 18551(a) or (b), but multi-unit manufactured housing with three or more units must be installed pursuant to Health and Safety Code section 18551 (a) or (b), as allowed by Health and Safety Code section 18551.1 and 18611. In addition, these installations must be consistent with local zoning or the conditional use permit.

**Installations outside mobilehome parks on private parcels:** Except as provided in Health and Safety Code section 17021.6 within the Employee Housing Act, multi-unit manufactured housing may be installed on private parcels anywhere permitted by local zoning. Multi-unit manufactured homes consisting of only two dwelling units may be installed pursuant to either Health and Safety Code section 18613, or 18551(a) or (b). Health and Safety Code section 18008.7 requires the use of a foundation system when the multi-unit manufactured housing structure contains three or more dwelling units. Foundations for manufactured housing are permitted by Health and Safety Code section 18551(a) or (b).

Government Code sections 65852.3 and 65852.4 that prohibit local zoning which would exclude the installation of manufactured homes on parcels zoned for single-family housing, do not apply because a multi-unit manufactured housing structure is not single-family housing.

Multi-unit manufactured housing in one or more structures may be installed on a parcel of land for use as employee housing and deemed an agricultural use when providing housing for 12 or fewer agricultural workers and their families. The application of local zoning and certain fees is limited by Health and Safety Code section 17021.6. The method of installation is the same discussed above for installations on private parcels.

The following matrix on the following page may help clarify the application of the types of installation methods.

<b>Acceptable Multi-Unit Manufactured Housing Installation Methods Pursuant to Health and Safety Code sections 18008.7(a), 18551.1 and 18611</b>			
<b>Type of MUMH</b>	<b>Installed in MP where permit to construct MP was issued <u>before</u> 1-1-82</b>	<b>Installed in MP where permit to construct MP was issued <u>on or after</u> 1-1-82</b>	<b>Installations outside MP on real property</b>
2 dwelling units for use as a duplex dwelling, dormitory, or efficiency unit	Allowed if installed per HSC 18613 or 18551(a) or (b). No limit on number of stories, unless local zoning prohibits or limits.	Allowed if installed per HSC 18613 or 18551(b) and limited to 2 stories unless local zoning prohibits 2 stories or multifamily dwellings.	Subject to local zoning. May use HSC 18613, 18551(a) or (b) installation methods.
3 or more dwelling units for use as an apartment or hotel	Allowed if installed per HSC 18551(a) or (b). No limit on number of stories or units, unless local zoning prohibits or limits.	Allowed only if installed per HSC 18551(b) and limited to 2 stories and 4 units, and if allowed by local zoning.	Subject to local zoning. May use HSC 18551(a) or (b) installation methods.

Notes to table:

1. Abbreviation “MP” means “mobilehome park”.
2. Abbreviation “HSC” means “Health and Safety Code”.

### ***Who Inspects the Installation of Multi-unit Manufactured Housing?***

The inspection jurisdiction is the same as for manufactured home installations. If the installation occurs outside a mobilehome park, the local building department must inspect the installation. If the installation occurs inside a mobilehome park, the inspection must be performed by HCD unless the local government has assumed the responsibility for enforcement of the Mobilehome Parks Act as provided in Health and Safety Code section 18300.

### ***Codes Applicable to the Installation Inspection***

The same codes that apply to the installation and inspection of a manufactured home discussed in Chapters 4 and 5 of this handbook apply to the installation and inspection of a multi-unit manufactured housing structure.

### ***Local Reporting Requirements***

The reporting required for the installation of a multi-unit manufactured housing structure is the same as for a manufactured home, as discussed in Chapter 3 of this handbook. An HCD 433A form must be completed by the building department with copies submitted to HCD and the county recorder when a multi-unit manufactured housing structure is installed on a foundation system as a fixture and real property improvement permitted by Health and Safety Code section 18551(a). Installations pursuant to Health and Safety Code section 18613 and 18551(b), require no reporting by the local authority.

## Chapter 8

### State Laws and Regulations Pertinent to Manufactured Home Installations

This chapter contains the full text of selected laws and regulations discussed in the previous chapters that pertain to the use and installation of manufactured homes and the role of local government. Referenced standards and model codes are not provided. Refer to the “forward” discussion on page “ii” for information on obtaining access to these and other referenced laws and regulations through the California Homepage, and how to purchase printed copies.

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*Selected sections from*  
**CALIFORNIA HEALTH AND SAFETY CODE**  
**Division 13, Part 2**  
**Mobilehomes-Manufactured Housing Act of 1980**

**Section 18001.8.** "Commercial coach" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes which is required to be moved under permit, and shall include a trailer coach as defined in Section 635 of the Vehicle Code.

**Section 18007.** "Manufactured home," for the purposes of this part, means a structure, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobilehome subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq. ). 18007. "Manufactured home," for the purposes of this part, means a structure, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobilehome subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, et seq. ).

**Section 18008.** "Mobilehome," for the purposes of this part, means a structure that meets the requirements of Section 18007. "Mobilehome" does not include a commercial coach, as defined in

Section 18001.8, factory-built housing, as defined in Section 19971, or a recreational vehicle, as defined in Section 18010.

**Section 18008.7.** (a) "Multi-unit manufactured housing," for the purposes of this part, means either of the following:

(1) A structure transportable under permit in one or more sections, designed and equipped to contain not more than two dwelling units, a dormitory, or an efficiency unit, to be used either with a support system or a foundation system.

(2) A structure transportable under permit in one or more sections, designed to be used with a foundation system for either of the following purposes:

(A) Three or more dwelling units, as defined by Section 18003.3.

(B) A residential hotel, as defined by paragraph (1) of subdivision (b) of Section 50519.

(b) Multi-unit manufactured housing shall be constructed in compliance with applicable department regulations. The handicap accessibility and adaptability requirements of Title 24 of the California Code of Regulations applicable to dormitories, hotels, and apartment houses shall be applicable to multi-unit manufactured housing constructed for those purposes.

(c) Notwithstanding any other provision of law, all provisions of law that apply to manufactured homes shall apply equally to multi-unit manufactured housing, except as provided in this section.

(d) For purposes of this section:

(1) "Dormitory" means a room or rooms inhabited for the purposes of temporary residence by two or more persons.

(2) "Efficiency unit" has the same meaning as defined in Section 17958.1.

**Section 18009.3.** "Park trailer" means a trailer designed for human habitation for recreational or seasonal use only, that meets all of the following requirements:

(a) It contains 400 square feet or less of gross floor area. It may not exceed 14 feet in width at the maximum horizontal projection.

(b) It is built upon a single chassis.

(c) It may only be transported upon the public highways with a permit issued pursuant to Section 35780 of the Vehicle Code.

**Section 18010.** "Recreational vehicle" means both of the following:

(a) A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy, that meets all of the following criteria:

(1) It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.

(2) It contains 400 square feet or less of gross area measured at maximum horizontal projections.

(3) It is built on a single chassis.

(4) It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

(b) A park trailer, as defined in Section 18009.3.

**Section 18025.** (a) Except as provided in subdivisions (b), (c), and (d), it is unlawful for any person to sell, offer for sale, rent, or lease within this state, any manufactured home or any mobilehome, commercial coach, or special purpose commercial coach manufactured after September 1, 1958, containing structural, fire safety, plumbing, heat-producing, or electrical systems and equipment unless the systems and equipment meet the requirements of HCD for those systems and equipment



and the installation of them. HCD may adopt those rules and regulations which shall be reasonably consistent with recognized and accepted principles for structural, fire safety, plumbing, heat-producing, and electrical systems and equipment and installations, respectively, in order to protect the health and safety of the people of this state from dangers inherent in the use of substandard and unsafe structural, fire safety, plumbing, heat-producing, and electrical equipment and installations.

(b) All manufactured homes and mobilehomes manufactured on or after June 15, 1976, shall comply with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.).

(c) The sale of used manufactured homes and mobilehomes by a dealer licensed pursuant to this part shall be subject to Section 18046.

(d) The sale of used manufactured homes and mobilehomes by a real estate broker or salesperson licensed under Division 4 (commencing with Section 10000) of the Business and Professions Code shall be subject to Section 2079 of the Civil Code.

**Section 18029.** It is unlawful for any person to alter or convert, or cause to be altered or converted, the structural, fire safety, plumbing, heat-producing, or electrical systems and installations or equipment of a manufactured home, mobilehome, special purpose commercial coach, or commercial coach that bears a department insignia of approval or federal label when the manufactured home, mobilehome, special purpose commercial coach, or commercial coach is used, occupied, sold, or offered for sale within this state, unless its performance as altered or converted is in compliance with regulations adopted by the department. The department may adopt regulations providing requirements for alterations and conversions described in this section.

*Selected sections from*  
**CALIFORNIA HEALTH AND SAFETY CODE**  
**Division 13, Part 2.1**  
**Mobilehome Parks Act**

**Section 18300.** (a) This part applies to all parts of the state and supersedes any ordinance enacted by any city, county, or city and county, whether general law or chartered, applicable to this part. Except as provided in Section 18930, the department may adopt regulations to interpret and make specific this part and, when adopted, the regulations shall apply to all parts of the state.

(b) Upon 30 days' written notice from the governing body to the department, any city, county, or city and county may assume the responsibility for the enforcement of this part and the regulations adopted pursuant to this part following approval by the department for the assumption.

(c) The department shall adopt regulations which set forth the conditions for assumption and may include required qualifications of local enforcement agencies. The conditions set forth and the qualifications required in the regulations which set forth the conditions for assumption shall relate solely to the ability of local agencies to enforce properly this part and the regulations adopted pursuant to this part. The regulations which set forth the conditions for assumption shall not set requirements for local agencies different than those which the state maintains for its own enforcement program. When assumption is approved, the department shall transfer the responsibility for enforcement to the city, county, or city and county, together with all records of parks within the jurisdiction of the city, county, or city and county.

(d) (1) In the event of nonenforcement of this part or the regulations adopted pursuant to this part by a city, county, or city and county, the department shall enforce this part and the regulations adopted pursuant to this part in the city, county, or city and county, after the department has given written notice to the governing body of the city, county, or city and county, setting forth in what respects the city, county, or city and county has failed to discharge its responsibility, and the city,

county, or city and county has failed to initiate corrective measures to carry out its responsibility within 30 days of the notice.

(2) Where the department determines that the local enforcement agency is not properly enforcing this part, the local enforcement agency shall have the right to appeal the decision to the director of the department.

(e) Any city, city and county, or county, upon written notice from the governing body to the department, may cancel its assumption of responsibility for the enforcement of this part. The department, upon receipt of the notice, shall assume responsibility within 30 days.

(f) Every city, county, or city and county, within its jurisdiction, shall enforce this part and the regulations adopted pursuant to this part, as they relate to manufactured homes, mobilehomes, or recreational vehicles and to accessory buildings or structures located in both of the following areas:

(1) Inside of parks while the city, county, or city and county has assumed responsibility for enforcement of this part.

(2) Outside of parks.

(g) This part shall not prevent local authorities of any city, county, or city and county, within the reasonable exercise of their police powers, from doing any of the following:

(1) From establishing, subject to the requirements of Sections 65852.3 and 65852.7 of the Government Code, certain zones for manufactured homes, mobilehomes, mobilehome parks, and special occupancy parks within the city, county, or city and county, or establishing types of uses and locations, including family mobilehome parks, senior mobilehome parks, mobilehome condominiums, mobilehome subdivisions, or mobilehome planned unit developments within the city, county, or city and county, as defined in the zoning ordinance, or from adopting rules and regulations by ordinance or resolution prescribing park perimeter walls or enclosures on public street frontage, signs, access, and vehicle parking or from prescribing the prohibition of certain uses for mobilehome parks or special occupancy parks.

(2) From regulating the construction and use of equipment and facilities located outside of a manufactured home, mobilehome, or recreational vehicle used to supply gas, water, or electricity thereto, except facilities owned, operated, and maintained by a public utility, or to dispose of sewage or other waste therefrom when the facilities are located outside a park for which a permit is required by this part or the regulations adopted pursuant thereto.

(3) From requiring a permit to use a manufactured home, mobilehome, or recreational vehicle outside a park for which a permit is required by this part or by regulations adopted pursuant thereto, and require a fee therefor by local ordinance commensurate with the cost of enforcing this part and local ordinance with reference to the use of manufactured homes, mobilehomes, and recreational vehicles which permit may be refused or revoked if the use violates this part or Part 2 (commencing with Section 18000), any regulations adopted pursuant thereto, or any local ordinance applicable to that use.

(4) From requiring a local building permit to construct an accessory structure for a manufactured home or mobilehome when the manufactured home or mobilehome is located outside a mobilehome park, recreational vehicle park, or temporary recreational vehicle park, under circumstances which the provisions of this part or Part 2 (commencing with Section 18000) and the regulations adopted pursuant thereto do not require the issuance of a permit therefor by the department.

(5) From authorizing the creation, movement, shifting, or alteration of mobilehome park lot lines as specified in Section 18610.5.

(6) From prescribing and enforcing set-back and separation requirements governing the installation of a manufactured home, mobilehome, or mobilehome accessory structure or building installed outside of a mobilehome park or special occupancy park.

(h) (1) A city, including a charter city, county, or city and county, shall not require the average density in a new park to be less than that permitted by the applicable zoning ordinance, plus any

density bonus, as defined in Section 65915 of the Government Code, for other affordable housing forms.

(2) A city, including a charter city, county, or city and county, shall not require a new park to include a clubhouse. Recreational facilities, recreational areas, accessory structures, or improvements may be required only to the extent that the facilities or improvements are required in other types of residential developments containing a like number of residential dwelling units.

(3) A city, including a charter city, county, or city and county, shall not require the set-back and separation requirements authorized by paragraph (6) of subdivision (g) to be greater than those permitted by applicable ordinances for other housing forms.

(i) The department may, at the department's sole option, enforce plan review activities associated with this part and the rules and regulations adopted thereunder through department-approved plan checking agencies. The department shall adopt regulations for approving and monitoring plan checking agencies, including, but not limited to, all of the following criteria:

(1) Freedom of any conflict of interest.

(2) Qualifications of personnel.

(3) A prohibition against collusive or fraudulent actions related to the performance of activities required by this part.

(4) Establishment of a schedule of fees to offset the department's cost of administering the approval and monitoring activities.

(5) Establishment of procedures for reimbursement to plan checking agencies for plan review services rendered.

(6) Establishment of a schedule of citations and administrative fines issued by the department upon finding a violation of this subdivision on the part of a plan checking agency.

(7) Any other conditions of operation the department may reasonably require.

(j) (1) The department may, by regulation, provide for the qualification of plan checking agencies to perform reviews of plans and specifications for the construction of mobilehome parks and to perform reviews of plans and specifications for the construction of additional buildings or lots, the alteration of buildings, lots, or other installations, in an existing mobilehome park, in areas in which the department is the enforcement agency. The regulations shall specify that all approved plan checking agencies shall employ at least one architect or engineer, licensed by the State of California, and that the architect or engineer shall be responsible for all plan review activity specified in this part. Plans approved by department-approved agencies shall be deemed the equivalent of department approval of those plans.

(2) No agency approved to serve as a plan checking agency pursuant to this subdivision shall have a financial interest in any mobilehome park, with any owner, developer, or contractor of a mobilehome park, or in any entity used by the department for the purpose of performing oversight of the performance of plan checking agencies.

**Section 18304.** (a) This part does not apply to any apartment house, hotel, or dwelling which is subject to the provisions of Part 1.5 (commencing with Section 17910) of this division.

(b) This part does not apply to electric, gas, or water facilities owned, operated, and maintained by a public utility.

**Section 18404.** (a) If any park or portion thereof governed by this part is constructed, altered, converted, used, occupied, or maintained in violation of this part, the regulations adopted pursuant to this part, or any order or notice issued by the enforcement agency which allows a reasonable time to correct the violation, the enforcement agency may institute any appropriate action or proceeding to prevent, restrain, correct, or abate the violation.

(b) The superior court may make any order for which application is made pursuant to this part.

**Section 18509.** All permits as required in this chapter for construction or reconstruction shall automatically expire within six months from the date of issuance thereof in those cases where the construction or reconstruction has not been completed within said period; provided, however, that the enforcement agency may extend expiration date of said permit for a reasonable time.

**Section 18550.** It is unlawful for any person to use or cause, or permit to be used for occupancy, any of the following manufactured homes, mobilehomes, or recreational vehicles, wherever the manufactured homes, mobilehomes, or recreational vehicles are located:

(a) Any manufactured home, mobilehome, or recreational vehicle supplied with fuel, gas, water, electricity, or sewage connections, unless the connections and installations conform to regulations of the department.

(b) Any manufactured home, mobilehome, or recreational vehicle that is permanently attached with underpinning or foundation to the ground, except for a manufactured home or mobilehome bearing a department insignia or federal label that is installed in accordance with this part.

(c) Any manufactured home or mobilehome that does not conform to the registration requirements of the department.

(d) Any manufactured home or mobilehome in an unsafe or unsanitary condition.

(e) Any manufactured home, mobilehome, or recreational vehicle that is structurally unsound and does not protect its occupants against the elements.

**Section 18550.5.** (a) An owner of a manufactured home or mobilehome may remove or cause to be removed the towbar, wheels, wheel hubs, or axles from a manufactured home or mobilehome.

(b) A dealer may remove the towbar, wheels, wheel hubs, or axles from a manufactured home or mobilehome only if such act is in accordance with the purchase document and subdivision (a) of Section 18035.3.

(c) A manufacturer may deliver a manufactured home or mobilehome to a dealer without the towbar, wheels, wheel hubs, or axles or may remove or cause those items to be removed if the manufacturer complies with the provisions of Section 18032.

**Section 18551.** The department shall establish regulations for manufactured home, mobilehome, and commercial coach foundation systems that shall be applicable throughout the state. When established, these regulations supersede any ordinance enacted by any city, county, or city and county applicable to manufactured home, mobilehome, and commercial coach foundation systems. The department may approve alternate foundation systems to those provided by regulation where the department is satisfied of equivalent performance. The department shall document approval of alternate systems by its stamp of approval on the plans and specifications for the alternate foundation system. A manufactured home, mobilehome, or commercial coach may be installed on a foundation system as either a fixture or improvement to the real property, in accordance with subdivision (a), or a manufactured home or mobilehome may be installed on a foundation system as a chattel, in accordance with subdivision (b).

(a) Installation of a manufactured home, mobile home, or commercial coach as a fixture or improvement to the real property shall comply with all of the following:

(1) Prior to installation of a manufactured home, mobilehome, or commercial coach on a foundation system, the manufactured home, mobilehome, or commercial coach owner or a licensed contractor shall obtain a building permit from the appropriate enforcement agency. To obtain a permit, the owner or contractor shall provide the following:

(A) Written evidence acceptable to the enforcement agency that the manufactured home, mobilehome, or commercial coach owner owns, holds title to, or is purchasing the real property where the mobilehome is to be installed on a foundation system. A lease held by the manufactured

home, mobilehome, or commercial coach owner, that is transferable, for the exclusive use of the real property where the manufactured home, mobilehome, or commercial coach is to be installed, shall be deemed to comply with this paragraph if the lease is for a term of 35 years or more, or if less than 35 years, for a term mutually agreed upon by the lessor and lessee, and the term of the lease is not revocable at the discretion of the lessor except for cause, as described in subdivisions 2 to 5, inclusive, of Section 1161 of the Code of Civil Procedure.

(B) Written evidence acceptable to the enforcement agency that the registered owner owns the manufactured home, mobilehome, or commercial coach free of any liens or encumbrances or, in the event that the legal owner is not the registered owner, or liens and encumbrances exist on the manufactured home, mobilehome, or commercial coach, written evidence provided by the legal owner and any lienors or encumbrancers that the legal owner, lienor, or encumbrancer consents to the attachment of the manufactured home, mobilehome, or commercial coach upon the discharge of any personal lien, that may be conditioned upon the satisfaction by the registered owner of the obligation secured by the lien.

(C) Plans and specifications required by department regulations or a department-approved alternate for the manufactured home, mobilehome, or commercial coach foundation system.

(D) The manufactured home, mobilehome, or commercial coach manufacturer's installation instructions, or plans and specifications signed by a California licensed architect or engineer covering the installation of an individual manufactured home, mobilehome, or commercial coach in the absence of the manufactured home, mobilehome, or commercial coach manufacturer's instructions.

(E) Building permit fees established by ordinance or regulation of the appropriate enforcement agency.

(F) A fee payable to the department in the amount of eleven dollars (\$11) for each transportable section of the manufactured home, mobilehome, or commercial coach, that shall be transmitted to the department at the time the certificate of occupancy is issued with a copy of the building permit and any other information concerning the manufactured home, mobilehome, or commercial coach which the department may prescribe on forms provided by the department.

(2) (A) On the same day that the certificate of occupancy for the manufactured home, mobilehome, or commercial coach is issued by the appropriate enforcement agency, the enforcement agency shall record with the county recorder of the county where the real property is situated, that the manufactured home, mobilehome, or commercial coach has been installed upon, a document naming the owner of the real property, describing the real property with certainty, and stating that a manufactured home, mobilehome, or commercial coach has been affixed to that real property by installation on a foundation system pursuant to this subdivision.

(B) When recorded, the document referred to in subparagraph (A) shall be indexed by the county recorder to the named owner and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

(C) Fees received by the department pursuant to subparagraph (F) of paragraph (1) shall be deposited in the Mobilehome-Manufactured Home Revolving Fund established under subdivision (a) of Section 18016.5.

(3) The department shall adopt regulations providing for the cancellation of registration of a manufactured home, mobilehome, or commercial coach that is permanently attached to the ground on a foundation system pursuant to subdivision (a). The regulations shall provide for the surrender to the department of the certificate of title and other indicia of registration. For the purposes of this subdivision, permanent affixation to a foundation system shall be deemed to have occurred on the day a certificate of occupancy is issued to the manufactured home, mobilehome, or commercial coach owner and the document referred to in subparagraph (A) of paragraph (2) is recorded. Cancellation shall be effective as of that date and the department shall enter the cancellation on its records upon receipt of a copy of the certificate of occupancy. This subdivision shall not be

construed to affect the application of existing laws, or the department's regulations or procedures with regard to the cancellation of registration, except as to the requirement therefor and the effective date thereof.

(4) Once installed on a foundation system in compliance with this subdivision, a manufactured home, mobilehome, or commercial coach shall be deemed a fixture and a real property improvement to the real property to which it is affixed. Physical removal of the manufactured home, mobilehome, or commercial coach shall thereafter be prohibited without the consent of all persons or entities who, at the time of removal, have title to any estate or interest in the real property to which the manufactured home, mobilehome, or commercial coach is affixed.

(5) For the purposes of this subdivision: (A) "Physical removal" shall include, without limitation, the unattaching of the manufactured home, mobilehome, or commercial coach from the foundation system, except for temporary purposes of repair or improvement thereto.

(B) Consent to removal shall not be required from the owners of rights-of-way or easements or the owners of subsurface rights or interests in or to minerals, including, but not limited to, oil, gas, or other hydrocarbon substances.

(6) At least 30 days prior to a legal removal of the manufactured home, mobilehome, or commercial coach from the foundation system and transportation away from the real property to which it was formerly affixed, the manufactured home, mobilehome, or commercial coach owner shall notify the department and the county assessor of the intended removal of the manufactured home, mobilehome, or commercial coach. The department shall require written evidence that the necessary consents have been obtained pursuant to this section and shall require application for either a transportation permit or manufactured home, mobilehome, or commercial coach registration, as the department may decide is appropriate to the circumstances. Immediately upon removal, as defined in this section, the manufactured home, mobilehome, or commercial coach shall be deemed to have become personal property and subject to all laws governing the same as applicable to a manufactured home, mobilehome, or commercial coach.

(b) The installation of a manufactured home or a mobilehome on a foundation system as chattel shall be in accordance with Section 18613 and shall be deemed to meet or exceed the requirements of Section 18613.4. This subdivision shall not be construed to affect the application of sales and use or property taxes. No provisions of this subdivision are intended, nor shall they be construed, to affect the ownership interest of any owner of a manufactured home or mobilehome.

(c) Once installed on a foundation system, a manufactured home, mobilehome, or commercial coach shall be subject to state enforced health and safety standards for manufactured homes, mobilehomes, or commercial coaches enforced pursuant to Section 18020.

(d) No local agency shall require that any manufactured home, mobilehome, or commercial coach currently on private property be placed on a foundation system.

(e) No local agency shall require that any manufactured home or mobilehome located in a mobilehome park be placed on a foundation system.

(f) No local agency shall require, as a condition for the approval of the conversion of a rental mobilehome park to a resident-owned park, including, but not limited to, a subdivision, cooperative, or condominium for mobilehomes, that any manufactured home or mobilehome located there be placed on a foundation system. This subdivision shall only apply to the conversion of a rental mobilehome park that has been operated as a rental mobilehome park for a minimum period of five years.

**Section 18551.1.** (a) Any mobilehome park, constructed on or after January 1, 1982, may be constructed in a manner that will enable manufactured homes and mobilehomes sited in the park to be placed upon a foundation system, and manufactured homes and mobilehomes sited in the park

may be placed upon foundation systems, subject to the requirements of subdivision (b) of Section 18551.

(b) Notwithstanding subdivision (a), any manufactured home or mobilehome originally sited on or after January 1, 1985, in a mobilehome park constructed prior to January 1, 1982, may be placed upon a foundation system, subject to the requirements of subdivision (b) of Section 18551.

(c) Notwithstanding subdivisions (a) and (b), any manufactured home or mobilehome sited in a mobilehome park which is converted, or in the process of being converted, to resident ownership on or after January 1, 1992, may be placed on a foundation system, subject to the requirements of subdivision (b) of Section 18551, and with the approval of the ownership of the park.

(d) Notwithstanding subdivisions (a) and (b), the installation of a manufactured home or mobilehome within a mobilehome park pursuant to subdivision (b) of Section 18551 shall be subject to prior written approval by the ownership of the mobilehome park.

**Section 18611.** Factory-built housing bearing an insignia of approval pursuant to Section 19980, mobilehomes as defined in Section 18008, or manufactured homes as defined in Section 18007.5 may be affixed to a foundation system within a mobilehome park, provided the installation conforms to the rules of the mobilehome park, the installation is approved pursuant to Section 19992, or in the case of mobilehomes or manufactured homes the installation is in accordance with subdivision (b) of Section 18551, and no single structure exceeds two stories in height or contains more than four dwelling units. Any factory-built housing, mobilehomes, or manufactured homes included in a mobilehome park pursuant to this section shall be located on lots especially designated for that purpose in accordance with the rules of the mobilehome park.

This section shall be applicable only to mobilehome parks (1) where the permit to construct the park is issued on or after January 1, 1982, and (2) that are additionally granted a zone designation or conditional use permit that authorizes permanent occupancies of the type and to the extent established pursuant to this section. Nothing in this section shall be construed to create an exemption from the requirements of Division 2 (commencing with Section 66410) of Title 7 of the Government Code.

**Section 18613.** (a) (1) A permit shall be obtained from the enforcement agency each time a manufactured home or mobilehome is to be located, installed, or reinstalled, on any site for the purpose of human habitation or occupancy as a dwelling.

(2) For purposes of this section, the terms "located," "installed," and "reinstalled" include alteration, modification, or replacement of the mobilehome stabilizing devices, load-bearing supports, or both. (b) The contractor engaged to install the manufactured home or mobilehome shall obtain the permit, except when the owner of the manufactured home or mobilehome proposes to perform the installation. When a contractor applies for a permit to install a manufactured home or mobilehome, he or she shall display a valid contractor's license. The contractor shall complete the installation of the manufactured home or mobilehome in accordance with the regulations adopted by the department within the time limitations which shall be established by regulations of the department. The time limitations shall allow contractors a reasonable amount of time within which to complete manufactured home or mobilehome installations.

(c) If inspection of the manufactured home or mobilehome installation by the enforcement agency determines that the manufactured home or mobilehome cannot be approved for occupancy due to defective material, systems, workmanship, or equipment of the manufactured home or mobilehome, the contractor shall be allowed a reasonable amount of time, as determined by regulations of the department, to complete the installation after the defects in the manufactured home or mobilehome have been corrected.

(d) The enforcement agency shall immediately notify the department whenever any manufactured home or mobilehome cannot be approved for occupancy due to defects of the manufactured home or

mobilehome. The report of notification shall indicate health and safety defects and, in the case of new manufactured homes or mobilehomes, substantial defects of materials and workmanship. For purposes of this section, "substantial defects of materials and workmanship" means defects objectively manifested by broken, ripped, cracked, stained, or missing parts or components and shall not include alleged defects concerning color combinations or grade of materials used. If the manufactured home or mobilehome fails the installation inspection because of conditions which do not endanger the health or safety of the occupant, the owner may occupy the manufactured home or mobilehome. If, however, the installation fails inspection due to immediate hazards to the health or safety of the occupant, as determined by the enforcement agency, the manufactured home or mobilehome shall not be occupied.

(e) Except as provided in Section 18930, the department shall adopt regulations for the installations and regulations which specify a standard form, required to be used statewide by enforcement agencies as a certificate of occupancy or statement of installation acceptance. The department shall transmit a copy of the standard form to all enforcement agencies. An enforcement agency shall not be required to use the standard forms until their existing stock of forms for this purpose is depleted. The regulations adopted by the department pursuant to this section shall establish the requirements which the department determines, are reasonably necessary for the protection of life and property and to carry out the purposes of this section. In adopting building regulations or adopting other regulations pursuant to this section, the department shall consider reassembly of the manufactured home or mobilehome, stabilizing devices and load-bearing supports, and utility connections and connectors.

(f) The department shall establish a schedule of fees for the permits required by this section commensurate with the cost of the enforcement of this section and the regulations adopted pursuant to this section. Where a city, county, or city and county is responsible for the enforcement, the city, county, or city and county may establish a schedule of fees not to exceed the actual cost of enforcement and not to exceed those fees established by the department where the department is the enforcement agency. Permit, fees and reinspection fees shall be paid to the enforcement agency by the permittee.

(g) This section does not apply to recreational vehicles or commercial coaches.

**Section 18613.2.** When the enforcement agency issues an installation permit for a new manufactured home or mobilehome, beginning on July 1, 1980, a copy of such permit shall be delivered to the county or city assessor having jurisdiction where the manufactured home or mobilehome is to be sited.

**Section 18613.3.** An application for a permit for initial installation of a manufactured home or mobilehome shall be accompanied by a dimensioned plot plan of the lot on which the manufactured home or mobilehome will be installed. The park owner or operator shall sign the plot plan to certify that the dimensions of the lot are correct if the manufactured home or mobilehome is to be located in a park. The applicant shall provide a copy of the plot plan to the manufactured home or mobilehome owner, if the applicant is a contractor, and to the park owner or operator, if the manufactured home or mobilehome is to be located in a park.

**Section 18613.4.** (a) All manufactured homes or mobilehomes, when initially installed or subsequently reinstalled on a different lot pursuant to Section 18613, shall be installed to resist, in conjunction with vertical loads, either forces from horizontal wind pressures of 15 pounds per square foot or the design wind load of the home whichever is greater.



(b) For the purposes of complying with subdivision (a), all manufactured homes or mobilehomes with manufacturer's installation instructions that include requirements for tiedowns shall be installed in accordance with all of the following:

(1) The manufacturer's installation instructions.

(2) If not included in the manufacturer's installation instructions, a minimum of four additional tiedowns per section shall be installed to resist the same wind forces in the longitudinal direction of the manufactured home or mobilehome as the total of those forces required to be resisted in the transverse direction. No portion of the tiedown extending beyond the vertical plane of an exterior wall of the manufactured home or mobilehome shall be above the ground.

(3) When used, concrete or steel piers shall have mechanical connections to the home and their footing that resist separation of the supports from the home and the footing. Mechanical connections shall not require modifications to the manufactured home or mobilehome.

(c) For the purposes of complying with subdivision (a), when no manufacturer's installation instructions are available that include requirements for tiedowns, the manufactured home or mobilehome shall be installed in accordance with both of the following:

(1) Department regulations which shall include requirements for tiedowns meeting the standards in subdivision (a).

(2) The requirements specified in paragraphs (2) and (3) of subdivision (b).

(d) For the purposes of complying with subdivision (a), all manufactured homes or mobilehomes may be installed or reinstalled in accordance with plans and specifications signed by a licensed architect or engineer that meet the requirements of this section.

(e) Manufactured homes or mobilehomes installed before the effective date of the act that added this section that do not meet the standards in subdivision (a) and need to be reinstalled due to damage caused by wind or seismic forces shall be reinstalled to meet the requirements of subdivision (a) and paragraphs (2) and (3) of subdivision (b), if federal funds are available for grants or direct payment of the additional installation costs.

(f) Nothing in this section prohibits the use of alternative materials, installation methods, devices, et cetera, as permitted in Section 18305, as long as the forces specified in subdivision (a) and in paragraph (2) of subdivision (b) are resisted.

(g) The department shall adopt emergency regulations in accordance with Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code in order to implement the purposes of this section.

(h) The department shall develop standards for mechanical connections for concrete block supports that connect the blocks to the manufactured homes or mobilehomes and their footing and resist the separation of the supports from the home and the footing. By the adoption of the act that adds this subdivision, it is not the intent of the Legislature that the concrete blocks used as vertical supports be required to be mechanically attached to the manufactured homes or mobilehomes and their footings.

(i) This section shall not apply to the installation of any manufactured home or mobilehome for which escrow has been opened in accordance with Section 18035 prior to the operative date of the act that adds this section.

(j) This section shall become operative 60 days after the date that the act that adds this section is chaptered.

**Section 18613.7.** (a) A permit shall be obtained by the installer from the enforcement agency each time an earthquake resistant bracing system is installed, replaced, or altered on any manufactured home or mobilehome. The enforcement agency shall inspect the installation of these bracing systems to ensure compliance with the regulations adopted by the department.

(b) The department shall adopt regulations governing the installation of earthquake resistant bracing systems. The enforcement agency shall adopt a fee schedule which shall not exceed the costs of the issuance of the permit and inspection required by this section.

**Section 18614.** If the installation of a manufactured home or mobilehome by a contractor has failed the inspection of the enforcement agency and the contractor has failed to perform corrections to remedy the reasons for the failure within the time permitted by regulations of the department adopted pursuant to Section 18613, the enforcement agency shall promptly notify the registrar of contractors of such fact and the name of the contractor.

Upon such notification, the registrar shall investigate the actions of the contractor. Failure by the contractor to comply with the provisions of Section 18613 and the building standards referenced therein and the regulations adopted pursuant thereto may constitute cause for disciplinary action.

*Selected section from*  
**CALIFORNIA HEALTH AND SAFETY CODE**  
**Division 13, Part 6**  
**California Factory-Built Housing Law**

**Section 19971.** "Factory-built housing" means a residential building, dwelling unit, or an individual dwelling room or combination of rooms thereof, or building component, assembly, or system manufactured in such a manner that all concealed parts or processes of manufacture cannot be inspected before installation at the building site without disassembly, damage, or destruction of the part, including units designed for use as part of an institution for resident or patient care which is either wholly manufactured or is in substantial part manufactured at an offsite location to be wholly or partially assembled onsite in accordance with building standards published in the State Building Standards Code and other regulations adopted by the commission pursuant to Section 19990. Factory-built housing does not include a mobilehome, as defined in Section 18008, mobile accessory building or structure, as defined in Section 18010, a recreational vehicle, as defined in Section 18010.5, or a commercial coach, as defined in Section 18012.

*Selected section from*  
**CALIFORNIA GOVERNMENT CODE**

**Section 65852.3.** (a) A city, including a charter city, county, or city and county, shall allow the installation of manufactured homes certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Secs. 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on lots zoned for conventional single-family residential dwellings. Except with respect to architectural requirements, a city, including a charter city, county, or city and county, shall only subject the manufactured home and the lot on which it is placed to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material, and siding material. These architectural requirements may be imposed on manufactured homes even if similar requirements are not imposed on conventional single-family residential dwellings. However, any architectural requirements for roofing and siding material shall not exceed those which would be required of conventional single-family dwellings constructed on the same lot. At the discretion of the local legislative body, the city or

county may preclude installation of a manufactured home in zones specified in this section if more than 10 years have elapsed between the date of manufacture of the manufactured home and the date of the application for the issuance of a permit to install the manufactured home in the affected zone. In no case may a city, including a charter city, county, or city and county, apply any development standards that will have the effect of precluding manufactured homes from being installed as permanent residences.

(b) At the discretion of the local legislative body, any place, building, structure, or other object having a special character or special historical interest or value, and which is regulated by a legislative body pursuant to Section 37361, may be exempted from this section, provided the place, building, structure, or other object is listed on the National Register of Historic Places.

**Section 65852.4.** A city, including a charter city, a county, or a city and county, shall not subject an application to locate or install a manufactured home certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401 et seq.) on a foundation system, pursuant to Section 18551 of the Health and Safety Code, on a lot zoned for a single-family residential dwelling, to any administrative permit, planning, or development process or requirement which is not identical to the administrative permit, planning, or development process or requirement which would be imposed on a conventional single-family residential dwelling on the same lot. However, a city, including a charter city, county, or city and county, may require the application to comply with the city's, county's, or city and county's architectural requirements permitted by Section 65852.3 even if the architectural requirements are not required of conventional single-family residential dwellings.

**Section 65852.5.** Notwithstanding the provisions of Section 65852.3, no city, including a charter city, county, or city and county, may impose size requirements for a roof overhang of a manufactured home subject to the provisions of Section 65852.3, unless the same size requirements also would be imposed on a conventional single-family residential dwelling constructed on the same lot. However, when there are no size requirements for roof overhangs for both manufactured homes and conventional single-family residential dwellings, a city, including a charter city, county, city and county, may impose a roof overhang on manufactured homes not to exceed 16 inches.

*Selected section from the*  
**CIVIL CODE**

**Section 714.5.** The covenants, conditions, and restrictions or other management documents shall not prohibit the sale, lease, rent, or use of real property on the basis that the structure intended for occupancy on the real property is constructed in an offsite facility or factory, and subsequently moved or transported in sections or modules to the real property. Nothing herein shall preclude the governing instruments from being uniformly applied to all structures subject to the covenants, conditions, and restrictions or other management documents. This section shall apply to covenants, conditions, and restrictions or other management documents adopted on and after the effective date of this section.

*Selected sections from the*  
**CALIFORNIA CODE OF REGULATIONS**  
TITLE 25, Division 1. Housing and Community Development  
Chapter 2. Mobilehome Parks Act  
Subchapter 1. Mobilehome Parks

**From Article 1, Administration and Enforcement**

**Section 1020. Permits for Home Installations and Accessory Buildings and Structures.**

(a) All required site preparations and installations of serving utilities within a mobilehome park shall be completed before a permit to install a home may be issued within a mobilehome park.

(b) A person required to obtain a permit to install a home shall submit an application for the permit to the enforcement agency on forms provided by the enforcement agency. Where the applicant is not the home owner, a contractor's license number and classification shall be shown on the application.

EXCEPTION: Installations by public utilities are exempt from this requirement as specified in section 18304(b), Health and Safety Code.

(c) Except as provided in subsection (e), effective September 19, 1994, when a home is initially installed or reinstalled on a different lot pursuant to Health and Safety Code section 18613, either a tiedown system or an engineered tiedown system must be installed.

(d) Except as provided in subsection (e), effective September 19, 1994, when concrete piers or steel piers are used as the support system for a home, the installation of the home must include mechanical connection of each pier both to the home and to its footing that complies with section 1336.4.

(e) The requirements of subsections (c) and (d) shall not apply to a home for which escrow was opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

(f) The requirements of subsections (c) and (d) shall apply to the installation on a different lot of a home, when the installation on a different lot does not occur directly as a result of an escrow opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

(g) The applicant for a permit to install a home shall provide with the application a complete set of plans and specifications to include the following:

(1) A plot plan of the lot or site on which the home is to be installed which shall indicate the planned location of the home, the locations of electrical, gas, water and sewer connections on the site unless said plot plan is on file with the enforcement agency. The plot plan shall indicate all required dimensions and set-backs from the lot lines.

(2) The number of the home's insignia of approval and the serial number of the home, or the year of manufacture and manufacturer's name and the home's serial number, if the home does not bear an insignia.

(3) The approved manufacturer's installation instructions for homes bearing the insignia of approval manufactured after October 7, 1973, including the designed roof and horizontal live loads.

(4) If the home manufacturer's installation instructions do not provide for a tiedown system, installation instructions for listed tiedown assemblies that will be installed as a tiedown system in accordance with section 1336.2 or a set of engineered plans and specifications for an engineered tiedown system.

(h) Support Structure. When a support structure is required to be installed for a home, a separate permit to construct the support structure shall be obtained from the enforcement agency. A person submitting an application for a permit to construct a support structure shall submit three complete sets of plans and specifications of the structure. The enforcement agency may require engineering

calculations and substantiating data prepared and signed by a registered engineer or architect to be submitted with the plans and specifications.

(i) Pursuant to the limitations set forth in Sections 18502.5(b) and 18613 of the Health and Safety Code, where the department is the enforcement agency, the following fees shall apply:

(1) Application filing fee, twenty dollars (\$20).

(2) Installation permit fee, one hundred dollars (\$100) provided the inspection is not more than one hour, plus thirty dollars (\$30) for each thirty (30) minutes or fractional part in excess of one hour.

(3) Reinspection fee of sixty dollars (\$60) provided the reinspection is not more than one hour, plus thirty dollars (\$30) for each thirty (30) minutes or fractional part in excess of one hour.

(j) When the plans or specifications submitted with the application for permit do not comply with these regulations, the enforcement agency shall notify the applicant in what respects the plans and specifications do not comply. When the applicant resubmits the application, plans and specifications, an additional application filing fee may be required.

(k) The permit issuance fee shall be twenty dollars (\$20). A single permit may be issued for all mobilehome accessory buildings or structures to be erected at the same time on the same lot. A permit to construct shall be obtained for each permanent building which may include electrical, mechanical and plumbing installations within the building. A single permit may be issued for the electrical, mechanical and plumbing installations within a mobilehome park, or a permit may be issued for each type of installation.

(l) Construction or alteration permit fees for mobilehome accessory buildings and structures that have a standard plan approval from the department are as follows:

- (1) Each cabana or ramada..... \$ 95.00
- (2) Each private garage ... 95.00
- (3) Each awning garage .. 30.00
- (4) Each porch .. 30.00
- (5) Each fence or windbreak over six feet in height..... 30.00

(m) Fees for facilities and installations on lots within mobilehome parks shall be as follows:

- (1) For each lot . 5.75
- (2) Electrical Permit Fees.
  - Each park service..... 14.00
  - Each unit substation or secondary distribution transformer .... 10.50
  - Each alteration or replacement of a service or a transformer .... 10.50
  - Each lot service.. 7.00
  - Each alteration, repair, or replacement of a lot service equipment ..... 7.00
  - Each street light including circuit conductors and control equipment .. 3.00
- (3) Plumbing Permit Fees.
  - Each park drain system..... 14.00
  - Each private sewage disposal system or park water treatment installation..... 14.00
  - Each lot drain inlet..... 7.00
  - Each alteration or repair of drainage or vent piping . 7.00
  - Each park water system.... 7.00

Each water service outlet or outlets

NOTE: Authority cited: Section 18300(a), 18502.5, 18503, 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18503, 18613 and 18613.4, Health and Safety Code.

### **Section 1026. Standard Plan Approval.**

(a) A standard plan approval is available from the department for a plan for a foundation system installed pursuant to section 18551 of the Health and Safety Code and for an engineered tiedown system designed pursuant to section 1336.3 of this subchapter. Plans with a standard plan approval from the department shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit if the design loads and conditions of the plans are consistent with the requirements for the locality. To obtain a standard plan approval, the manufacturer shall submit to the department the following items:

(1) A completed application on form, HCD 520FT, Application for a Standard Plan Approval, dated 3/95, as shown in subsection (d) and as available from the department.

(2) Three copies of the plan and specifications and two copies of the design calculations when required to substantiate the design. Specifications shall be shown on the plan. Design calculations shall be submitted separately from the plan sheet.

(3) An application fee of \$100 for each plan.

(4) Plan approval fees for the first hour.

(b) Plan approval fees and office or field technical service fees shall be in accordance with Section 1024(b) of this article and shall be paid upon submittal of the request for the service. Additional plan approval fees shall be due and payable prior to the issuance of a plan approval or a revised plan approval, if more than one hour is required to conduct the plan review.

(c) A fee of \$10 shall be submitted with each resubmission of a plan checking, together with the plan approval fee for one hour.

(d) HCD 520FT, Application for a Standard Plan Approval, dated 3/95: *Form not printed*

NOTE: Authority cited: Section 18300, 18502, 18502.5, 18551, and 18613.4, Health and Safety Code. Reference: Section 18502, 18502.5, 18551, and 18613.4, Health and Safety Code.

### **Section 1032. Permit Applications-Park Approval.**

(a) An application for a permit to construct shall be made on a form provided by the enforcement agency.

(b) Evidence of approval of the plans by the local planning commission, health and fire departments, and local department responsible for flood control and public works, and the serving utilities shall be submitted with the application for a permit to construct, enlarge, or alter a mobilehome park.

(c) Park operator approval is required on all applications for permit to construct, reconstruct or alter the mobilehome park electrical, fuel gas, plumbing, or fire protection equipment or installations.

(d) Park operator approval is required with all applications for a permit to install a mobilehome, or to alter a mobilehome located in a mobilehome park if such alteration would affect the electrical, fuel gas or plumbing system of the mobilehome park.

(e) Park operator approval is required on all applications for permits to construct, reconstruct, install or alter a mobilehome accessory structure to be located or proposed to be located within a mobilehome park.

(f) Appropriate fees shall be submitted with each application for a permit to construct.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18501, Health and Safety Code.

#### **Section 1038. Extension of Permit to Construct.**

(a) An extension of a permit to construct may be granted provided work has commenced. No extension shall be granted where work has not been started upon expiration of the initial permit to construct. Each extension shall be limited to six months. All permits to construct or reconstruct shall expire two years from date of issuance of the initial permit to construct.

(b) Where a permit to construct has expired all work shall cease until a valid permit to construct has been issued by the enforcement agency. Applications need not be accompanied by plans and specifications where construction is to be completed in accordance with plans filed with the initial permit to construct, and the approved plans are made available to the enforcement agency during the construction.

(c) Fees paid for a permit to construct shall be forfeited to the enforcement agency if the applicant does not start construction within six months of the date of issuance of the permit or upon expiration of the permit where work has commenced.

NOTE: Authority cited: Section 18300 and 18502.5, Health and Safety Code. Reference: Section 18509, Health and Safety Code.

#### **Section 1054. Excavation and Grading.**

The provisions of this section relating to excavation, grading, and earthwork construction, including fills, embankments are applicable to the construction of all new mobilehome parks and additions or alterations to existing mobilehome parks. For purposes of administrative procedures, plan checking, permit fees, and general regulations, the requirements contained in Appendix Chapter 70 of the 1985 Edition of the Uniform Building Code, commencing with Section 7003, are adopted and are hereby incorporated by reference.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18610, Health and Safety Code.

### **From Article 2, Mobilehome Park- General Requirements**

#### **Section 1104. Mobilehome Lot Identification.**

(a) All mobilehome lots shall be numbered or designated by street number or other approved means and the lot lines defined. The lot designation shall be in a conspicuous location facing the roadway, or on the front side of the mobilehome nearest the roadway.

(b) Lot lines shall be defined by corner markers or other approved means. Lot lines shall be considered to be the inside surface of any fence or windbreak erected parallel to and delineating the lot boundaries, or of any perimeter wall or enclosure of the park erected inside the property line.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18610 and 18612, Health and Safety Code.

#### **Section 1106. Roadways.**

(a) Except as provided herein, each mobilehome shall have access from the mobilehome lot to an abutting roadway of not less than 25 feet in clear width. All roadways shall have clear and un-

obstructed access to a public thoroughfare, except that a roadway may have security gates if such security gates are not in violation of local requirements.

(b) In mobilehome parks, or portions thereof, constructed prior to September 15, 1961, each mobilehome shall have access from the mobilehome lot to a roadway not less than 15 feet in width.

(c) In mobilehome parks which were constructed after September 23, 1974, and which contain not more than three mobilehome lots, each mobilehome shall have access from the mobilehome lot to a roadway not less than 20 feet in width.

(d) No roadway shall be less than 32 feet in width if car parking is permitted on one side of the roadway and not less than 40 feet in width if car parking is permitted on both sides of a roadway. To permit the free passage of vehicles, roadways designed for car parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway.

(e) A roadway divided into separate adjacent one-way traffic lanes by a curbed divider or similar obstacle shall be not less than 15 feet in clear width on each side of the divider.

(f) Car parking shall be prohibited on a divided roadway, except where the unobstructed width of the roadway on the side of the divider used for parking is increased by seven feet for each parking lane.

NOTE: Authority cited: Sections 18300, 18610 and 18612, Health and Safety Code. Reference: Sections 18610 and 18612, Health and Safety Code.

### **Section 1110. Occupied Area.**

(a) The occupied area of a mobilehome lot shall not exceed 75 percent of the lot area with setbacks and separation for light, ventilation and flame spread control as set forth in Article 7.

NOTE: Authority cited: Sections 18300 and 18691, Health and Safety Code. Reference: Sections 18610 and 18691, Health and Safety Code.

### **From Article 3, Electrical Requirements**

### **Section 1164. Mobilehome Feeder Assembly.**

The neutral conductor and the equipment grounding conductor of the feeder assembly supplying mobilehome service equipment shall be connected to the grounding electrode at each mobilehome lot service enclosure.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

### **Section 1166. Grounding Conductors.**

Only copper grounding conductors shall be used to connect electrical systems to a grounding electrode. Grounding conductors shall be installed within cabinet enclosures, raceways or cable armor. Grounding conductors shall not be run exposed.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

### **Section 1180. Mobilehome Lot Service Equipment.**

(a) Equipment installed to supply electrical energy to a mobilehome shall be rated at not less than 100 amperes and shall be listed and labeled "Service Equipment," "Suitable for Use as Service



Equipment" or "Suitable for Use as Service Equipment for Mobilehomes." When installed in locations where the demand for a single lot exceeds 100 amperes, the mobilehome lot service equipment shall be capable of supplying the required demand. Mobilehome lot service equipment shall be capable of supplying not less than the required demand to a mobilehome by the installation of a circuit breaker or fused disconnecting switch for connecting mobilehome feeder assembly by a permanent wiring method. The rating of the over current protection in the mobilehome lot service equipment shall not exceed the rating of the feeder assembly connected by a permanent wiring method. Mobilehome lot service equipment may contain any or all of the approved receptacles conforming with Section 1186.

(b) Mobilehome lot service equipment may also contain means for supplying mobilehome accessory buildings or structures or other electrical equipment located outside the mobilehome provided the mobilehome lot service equipment is designed and listed for such application.

(c) Only one power supply connection shall be made to a mobilehome.

(d) Mobilehome lot service equipment may also contain additional receptacles for supplying portable electrical equipment, provided that such receptacles are listed grounding type receptacles. All 115-volt, single-phase, 15- and 20-ampere receptacle outlets in mobilehome lot service equipment shall have ground-fault circuit protection for personnel. The requirement for ground-fault circuit protection shall not apply to equipment or installations constructed, installed, or approved for construction or installation prior to September 1, 1975, but shall apply to such equipment and installations approved for construction or installation on or after September 1, 1975.

(e) When an electrical meter is installed as an integral component of the mobilehome lot service equipment, it shall be of a class or rating that will accurately measure all loads up to the rated ampacity of the mobilehome lot service equipment.

(f) When a permit to construct mobilehome lot service equipment which includes a meter is issued, the enforcement agency shall notify the County Sealer of Weights and Measures.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550 and 18670, Health and Safety Code.

### **Section 1182. Installation of Mobilehome Lot Service Equipment.**

(a) Approved mobilehome lot service equipment supplied by underground feeders may be of the self-supporting type and shall be stabilized by concrete not less than three and one-half inches thick and surrounding the equipment base by not less than six inches.

(b) Approved mobilehome lot service equipment supplied by underground feeders requiring installation on a mounting post shall be securely fastened to a 4 x 4 redwood or pressure treated post or equivalent. The post shall be installed not less than two feet in the earth and stabilized by a concrete pad. The concrete pad shall be not less than three and one-half inches thick, surrounding the post base by not less than six inches. The equipment shall be placed with not less than 12 inches clearance from the stabilizing concrete pad.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

### **Section 1184. Lot Location.**

Equipment to supply electrical power to a mobilehome shall be located on the rear half of the lot within four feet of the mobilehome or proposed location of the mobilehome.

NOTE: Authority cited: Sections 18300 and 18670, Health and Safety Code. Reference: Section 18670, Health and Safety Code.

## **From Article 4, Fuel Gas Requirements**

### **Section 1220. Mobilehome Lot Gas Shutoff Valve.**

- (a) Each mobilehome lot shall have an approved gas shutoff valve installed upstream of the mobilehome lot gas outlet.
- (b) The valve shall be located on the mobilehome lot gas outlet at a height of not less than six inches above grade.
- (c) The valve shall not be located under any mobilehome.
- (d) Whenever the mobilehome lot gas outlet is not in use, the outlet shall be closed with an approved cap or plug to prevent accidental discharge of gas.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

### **Section 1222. Mobilehome Lot Gas Outlet.**

- (a) Each mobilehome lot piped for gas shall be provided with an individual lot gas outlet at the mobilehome lot.
- (b) The mobilehome lot gas outlet shall terminate within four feet outside the rear half of the mobilehome with respect to the location, or proposed location of the mobilehome on the lot.

NOTE: Authority cited: Sections 18300 and 18690, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

### **Section 1224. Mobilehome Gas Connector.**

- (a) Each mobilehome shall be connected to the mobilehome lot outlet by a listed mobilehome flexible gas connector not more than six feet in length and of adequate size to supply the mobilehome demand. Approved pipe and fittings may be used to connect the mobilehome gas piping where the distance between the mobilehome lot gas outlet and the mobilehome gas supply connection exceeds that required to make a safe installation with only one flexible gas connector.
- (b) The mobilehome gas piping may be extended beneath the mobilehome when supported by metal hangers spaced not to exceed four-foot intervals. The flexible gas connector shall be installed between this piping and the mobilehome lot gas outlet.
- (c) A mobilehome lot outlet extension may be located beneath the mobilehome when supported at least six inches above grade on piers at its termination and at six-foot intervals. Piers used to support a mobilehome lot gas outlet extension shall not be used to support any other loads. The flexible gas connector shall be installed between the lot outlet extension and the mobilehome gas piping.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18690, Health and Safety Code.

### **Section 1226. Gas Meters.**

- (a) When gas meters are installed, they shall not depend on the gas outlet riser for support, but shall be adequately supported by a post and bracket or by other approved means providing equivalent support.
- (b) Meters shall not be installed beneath mobilehomes, in unventilated or inaccessible locations, or closer than three feet from sources of ignition. The mobilehome electrical service equipment shall not be considered a source of ignition, when not enclosed in the same compartment with a gas meter.

(c) All gas meter installations shall be provided with a shut-off valve or cock located adjacent to and on the inlet side of the meter. In the case of a single meter installation utilizing a liquefied petroleum gas tank, the tank service valve may be used in lieu of the shut-off valve or cock.

(d) Each meter installed shall be in an accessible location and shall be provided with unions or other fittings so as to be easily removed and replaced in an upright position.

(e) When a permit to install mobilehome lot gas equipment includes a gas meter, the enforcement agency shall notify the County Sealer of Weights and Measures.

NOTE: Authority cited: Sections 18300 and 18690, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

#### **Section 1228. Mechanical Protection.**

(a) Where subject to physical damage from vehicular traffic or other causes, all gas outlet risers, regulators, meters, valves or other exposed equipment shall be protected by posts, fencing, or other permanent barriers approved by the enforcement agency.

(b) Atmospherically controlled regulators shall be installed in such a manner that moisture cannot enter the regulator vent and accumulate above the diaphragm. Where the regulator vent may be obstructed because of snow or icing conditions, a shield, hood, or other approved device shall be provided to guard against closing the vent opening.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

#### **From Article 7, Home Installations and Facilities**

#### **Section 1320. Application and Scope.**

(a) The requirements of this article shall apply to the installation of homes and apply to all parts of the state for homes installed within and outside of mobilehome parks.

(b) These installation requirements do not apply to recreational vehicles or commercial coaches, or to homes set up for display on dealer sales lots. Homes displayed as sales models in mobilehome parks shall not be connected to the park utility systems unless the installation of such homes complies with these regulations.

(c) Except as provided in subsection (d), an installation or reinstallation on a different lot pursuant to Health and Safety Code section 18613, for which a permit was issued on or after September 19, 1994, shall include the following:

(1)(A) A tiedown system, that consists of listed tiedown assemblies installed as required by section 1336.2, or

(B) An engineered tiedown system that was designed by an engineer or architect in compliance with section 1336.3 and installed according to the engineered plans and specifications; and

(2) If concrete piers or steel piers are used in the support system for the home, mechanical connection of the piers to the home and of the piers to their footing in compliance with the requirements of section 1336.4.

(d) The requirements of subsection (c) shall not apply to a home for which escrow was opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

(e) The requirements of subsection (c) shall apply to the installation on a different lot of a home, when the installation on a different lot does not occur directly as a result of an escrow opened in accordance with Health and Safety Code section 18035 prior to September 19, 1994.

NOTE: Authority: Section 18300(a), 18551, 18613(e) and 18613.4, Health and Safety Code.  
Reference: Sections 18551, 18613 and 18613.4, Health and Safety Code.

#### **Section 1324. Permit Required.**

(a) A permit shall be obtained from the enforcement agency each time a mobilehome which is in excess of 8 feet in width or in excess of 40 feet in length when in transit, is to be located or installed on any site for the purpose of human habitation or occupancy as a dwelling.

(b) Requirements for applications and mobilehome installation permits are contained in Article 1.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18500 and 18613, Health and Safety Code.

#### **Section 1326. Inspection.**

(a) A person obtaining a permit to install a home shall notify the enforcement agency and request inspection at least 24 hours in advance of the time the installation is expected to be completed.

(b) The person to whom the permit to install was issued, or his or her representative,

(1) shall be on site and available to the representative of the enforcement agency at the time of the inspection of the installation;

(2) shall have available to the representative at the installation site a complete set of plans and specifications regarding the installation; and

(3) shall provide the enforcement official with a written certification stating that the tiedown system was not modified prior to being installed and was installed in accordance with the tiedown manufacturer's installation instructions or in accordance with the plans and specifications of an engineered tiedown system.

(c) When the home installation fails to comply with the requirements of Section 18613 of the Health and Safety Code or these regulations, the enforcement agency shall notify the installer in what respects the installation does not comply. The installer shall perform the necessary corrective work and request reinspection within ten days. The fee for reinspection shall be paid when reinspection is requested.

(d) Upon completion of the home's installation, the home manufacturer's installation instructions, a copy of the approved plot plan, a copy of the plans and specifications for any engineered tiedown system installed, and a copy of any maintenance requirements for a tiedown system or engineered tiedown system shall be placed within the home for retention by the homeowner.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18613 and 18613.4, Health and Safety Code.

#### **Section 1328. Utility Facilities.**

Prior to installation of a mobilehome for human habitation or occupancy, utility facilities for the mobilehome shall be provided on the lot or site. A sewer drain inlet connected to an approved sewage disposal system, and when provided installations and equipment for supplying water, electricity, and fuel for heating purposes shall be completed and ready for connecting the Mobilehome. All such connections shall comply with the requirements of this subchapter.

EXCEPTION: Installations by public utilities are exempt from this requirement pursuant to Health and Safety Code Section 18304(b).

NOTE: Authority cited: Sections 18300, 18610, 18613, 18630, 18670 and 18690, Health and Safety Code. Reference: Sections 18550, 18610, 18613, 18630, 18670 and 18690, Health and Safety Code.

**Section 1330. Location.**

A mobilehome shall comply to the following requirements for set-backs and separations.

(a) Within mobilehome parks.

(1) The minimum distance required for the separation of a mobilehome from a permanent building shall be 10 feet. The minimum distance required for the separation of a mobilehome from any other mobilehome shall be 10 feet from side to side, eight feet from side to front or rear, and six feet from rear to rear, or front to front, or front to rear. A mobilehome shall be located a minimum of three feet from all lot lines.

EXCEPTION: A three foot setback is not required from a lot line bordering a roadway.

(2) In mobilehome parks, or portions thereof, constructed prior to September 15, 1961, no mobilehome shall be located closer than six feet from any permanent building or another mobilehome.

(3) Mobilehome projections, including eave overhangs, may intrude into the required setback area to within three feet from adjacent lot lines not bordering a roadway. Projections shall not extend beyond a lot line bordering a roadway.

(b) Mobilehomes outside mobilehome parks shall comply to local requirements for the setback and separations of single family dwellings.

(c) When a mobilehome has projections, including eave overhangs, the projections may intrude into the distance required for separation or setback provided that a minimum of six feet separation is maintained between the edge of the projection and an adjacent mobilehome, building, accessory structure or its projection. A minimum of three feet shall be maintained from the mobilehome projection and the adjacent lot line or property line.

(d) Outside of mobilehome parks, mobilehomes shall not be required to have greater separation between mobilehomes than other single family dwellings within the local enforcement agency's jurisdiction.

NOTE: Authority cited: Sections 18300 and 18610, Health and Safety Code. Reference: Sections 18300, 18610 and 18613, Health and Safety Code.

**Section 1332. Local Requirements.**

Mobilehome locations are subject to the requirements of local zoning ordinances and conditional use permits established by local authorities.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18300, Health and Safety Code.

**Section 1333. Manufactured Home, Mobilehome, and Commercial Coach Foundation Systems.**

(a) Pursuant to the Health and Safety Code Section 18551, the requirements for manufactured home, mobilehome and commercial coach foundation systems are applicable throughout the state.

(b) The foundation system and the connection of the manufactured home, mobilehome or commercial coach to the foundation system shall be designed to withstand the vertical and lateral forces due to dead load, roof and floor live loads, wind and seismic loads in accordance with the provisions of Chapter 29, Uniform Building Code, 1982 edition, and local soil conditions. The roof live load, wind and seismic loads as established for permanent buildings within specific local areas shall apply.

(c) The vertical and lateral load resisting elements shall be sized and located to resist the loads specified in the manufacturer's installation instructions. The manufacturer's installation instructions shall become a part of the foundation system plans. In the absence of the manufacturer's installation instructions, plans and specifications signed by a California licensed architect or engineer covering the

installation of an individual manufactured home, mobilehome or commercial coach shall be provided to the enforcement agency.

(d) The foundation system and the connection of the manufactured home, mobilehome or commercial coach to the foundation system shall be capable of withstanding the vertical and lateral loads shown in the manufacturer's installation instructions, or plans and specifications signed by a California licensed architect or engineer, including locations where there are concentrated loads.

(e) When a manufactured home, mobilehome or commercial coach is to be installed on a foundation system, a foundation system plan shall be provided to the enforcement agency. The manufacturer may provide a foundation system plan in its installation instructions, or a foundation system plan may accompany the installation instructions. Foundation systems may be approved by the enforcement agency or the department. Foundation systems approved by the department shall be accepted by every enforcement agency as approved for the purpose of obtaining a construction permit when the design loads and conditions are consistent for the locality. Foundation system plans and supporting data may be required to be signed by a California licensed architect or professional engineer.

(f) The provisions of Sections 1334, 1336, 1338, and 1340 are not applicable to manufactured home, mobilehome or commercial coach foundation systems. Foundations for cabanas, porches, and stairways which are accessory to manufactured homes or mobilehomes on foundation systems shall be subject to approval of the enforcement agency. Porches and stairways which are accessory to commercial coaches on a foundation system shall be subject to approval of the local enforcement agency.

(g) When it is necessary for the department to approve plans, or to make investigations of complaints relating to foundation system plans, fees shall be applicable in accordance with Section C-1580 of Appendix C.

(h) A standard plan approval may be obtained from the department for a plan for manufactured home, mobilehome or commercial coach foundation systems. Requirements regarding the procedure to obtain a standard plan approval are contained in Appendix C for this chapter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18551, Health and Safety Code.

#### **Section 1333.5. Utility Connections.**

The requirements of Sections 1352, 1354, 1356 and 1358 of this article do not apply to manufactured homes, mobilehomes or commercial coaches installed on foundation systems. The manufactured home, mobilehome or commercial coach electrical, gas, water and drain connections shall be made permanent in a manner applicable to buildings. Gas shutoff valves, meters and regulators shall not be located beneath the manufactured home, mobilehome or commercial coach.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18551, Health and Safety Code.

#### **Section 1334. Mobilehome Support.**

(a) Load bearing supports and support structures shall be designed and constructed in accordance with the design requirements of Title 24, California Administrative Code, Part 2, Basic Building Construction Regulations. The required load bearing capacity of individual load bearing supports and their footings shall be calculated at not less than a combined live and dead load of 75 pounds per square foot, based on roof live and dead load of 25 pounds per square foot and floor live and dead load of 50 pounds per square foot of the mobilehome. (Title 24, California Administrative Code, Title 25-1334.)

(b) Individual load bearing footings may be placed on the surface of the ground, and shall be placed level on cleared, firm, undisturbed soil or compacted fill. Where unusual soil conditions exist,

as determined by the enforcement agency, footings shall be designed to compensate for such conditions. The allowable loading on the soil shall not exceed 1,000 pounds per square foot unless data to substantiate the use of higher values is submitted to the enforcement agency.

Footings shall be adequate in size to withstand the tributary live and dead loads of the mobilehome and any concentrated loads. The length to width ratio of the footing shall not exceed 2.5 to 1. The area of load bearing surface of footings may be determined from Table 1334-1.

TABLE 1334-1

<b>Footing Areas</b>	
<b>Load</b>	<b>Footing Area</b>
1000 lbs.	144 sq. in.
2000 lbs.	288 sq. in.
3000 lbs.	432 sq. in.
4000 lbs.	576 sq. in.
5000 lbs.	720 sq. in.

Individual footings for load bearing supports or devices shall consist of one of the following:

(1) Pressure treated lumber which meets the following requirements:

(A) Not less than two inch nominal thickness with a minimum of 25% of the individual footings identified by an approved listing agency, as being pressure treated for ground contact.

(B) Knots. Well-spaced knots of any quality are permitted in sizes not to exceed the following or equivalent displacement:

<b>Nominal Width</b>	<b>Any Location</b>	<b>Holes (Any Cause)</b>	One Hole or Equivalent Per Piece
6"	2 3/8"	1 1/2"	
8"	3"	2"	
10"	3 3/4"	2 1/2"	
12"	4 1/4"	3"	
14"	4 5/8"	3 1/2"	

(C) Splits. In no case exceed 1/6 the length of the piece.

(D) Honeycomb or Peck. Limited to small spots or streaks of firm honeycomb or peck equivalent in size to holes listed in (B) above.

(2) Precast or poured in place concrete footings not less than three and one-half inches in thickness. The concrete shall have a minimum 28 day compressive strength of not less than 200 pounds per square inch.

(3) Other approved material providing equivalent load bearing capacity and resistance to decay.

(c) Individual load bearing supports or devices shall be designed and constructed with sufficient rigidity and bearing area to evenly distribute the loads carried to the footings and the footings shall be constructed of sufficient rigidity to evenly distribute the loads carried to the ground without bowing or splitting. Manufactured load bearing supports or devices shall be listed by an approved listing agency and identified as being approved.

(d) Individual load bearing support or devices three or more feet in height shall be provided with lateral bracing in two directions at right angles to each other. When more than one-fourth of the area of the mobilehome is supported at a height of three feet or more, the mobilehome shall be installed on a permanently constructed support structure.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18300 and 18613, Health and Safety Code.

### **Section 1335. Manufacturer's Installation Instructions.**

Homes manufactured on or after October 7, 1973, shall be installed in accordance with the approved manufacturer's installation instructions. Individual load bearing supports of a support structure shall provide the support required by the manufacturer's instructions, including locations where there are concentrated loads. The footing areas shall be sized in accordance with Section 1334 to support the loads shown in the manufacturer's installation instructions.

NOTE: Authority cited: Sections 18300 and 18613(e), Health and Safety Code. Reference: Section 18613, Health and Safety Code.

### **Section 1335.5. Homes Without Installation Instructions.**

Homes manufactured prior to October 7, 1973, or homes for which the manufacturer's installation instructions are unobtainable, shall be supported by load bearing supports or a support structure under its main chassis beams, spaced not more than six feet apart longitudinally and under ridge beam supports. Such supports shall be designed and constructed to withstand the tributary live and dead loads of the home. The area of the load-bearing surface of footings spaced at six feet on center may be determined from Table 1335.5-1.

TABLE 1335.5-1

<b>Width of Home</b>	<b>Footing Area</b>
8 ft. wide	260 sq. in.
10 ft. wide	324 sq. in.
12 ft. wide	388 sq. in.
14 ft. wide	452 sq. in.

NOTE: Authority: Section 18300 and 18613(e), Health and Safety Code. Reference: Section 18613, Health and Safety Code.

### **Section 1336. Wind Load Calculation.**

Wind load is calculated as follows:

(a) From the exterior of the home, measure the total length of the exposed side wall in feet and in fractions of feet. Then measure the height of the exposed side wall in feet and fractions of feet, measuring from the point of connection of the side wall with the roof to the bottom of the side wall, excluding any skirting installed at the site. Multiply the measurement of the length of the side wall by the measurement of the height of the side wall to obtain the exposed square footage of the side wall.

(b) From the exterior of the home, measure the total length of the exposed roof in feet and fractions of feet. Then measure the height of the exposed roof in feet and fractions of feet, measuring vertically from the point of connection with the side wall to the peak of the roof. Multiply the measurement of the length of the roof by the measurement of the height of the roof to obtain the exposed square footage of the roof. Divide the square footage by two, in order to compensate for the reduced wind load against a pitched roof.

(c) Add the square footage obtained in the calculation described in subsection (a) with the square footage obtained in the calculation described in subsection (b) to obtain the total square footage of the exterior side of the home exposed to wind load.



(d) Multiply the square footage obtained in the calculation described in subsection (c) by either the design wind load of the home or by fifteen pounds per square foot whichever is greater, to obtain the wind load. The design wind load of the home is provided on the data plate permanently affixed to the home.

*EXAMPLE: The side wall of the home measures sixty-two and one-half feet (62½') in length and seven and three-quarters feet (7¾') in height. The roof of the home measures sixty-three and one-half feet (63½') in length and four and one-third feet (4 1/3') in height. These measurements result in a calculated wind load of 9,328 pounds using the above-described method.*

(a)  $62.5 \times 7.75 = 484.38$  square feet

(b)  $63.5 \times 4.33 = 274.96/2 = 137.48$  square feet

(c)  $484.38 + 137.48 = 621.86$  square feet

(d)  $621.86 \times 15 = 9,327.9$  or a 9,328 pound wind load

NOTE: Authority cited: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code.  
Reference: Section 18613.4, Health and Safety Code.

### **Section 1336.1. Listed Tiedown Assemblies.**

Tiedown assemblies that are not part of an engineered tiedown system shall be listed as having been tested and found to be in compliance with the requirements of this section.

(a) A tiedown assembly consists of the ground anchor component and anchoring equipment. Anchoring equipment includes such components as,

- (1) a tie which connects the ground anchor to the home;
- (2) a tensioning device, such as a turnbuckle or a yoke-type fastener; and
- (3) fastening devices, such as an eyebolt or a U-bolt-type cable clamp.

(b) A tiedown assembly shall be designed to prevent self-disconnection. Open hook ends shall not be used in any part of the tiedown assembly.

(c) Flat steel strapping used as a component of a tiedown assembly shall comply with the specifications and testing methods of ASTM Standard D3953-91, "Standard Specification for Strapping, Flat Steel and Seals," which is hereby incorporated by reference.

(d) A ground anchor component designed for the connection of multiple ties and the means for the attachment of the ties shall be capable of resisting, without failure, the combined working load of the maximum number of ties that can be attached to the anchor.

(e) A tiedown assembly shall be tested by applying an increasing test load to the point of failure in order to determine the assembly's capacity for resistance. A working load for the tiedown assembly shall be established from the test results which shall be two-thirds of the amount of resistance the tiedown assembly endured without failure.

(f) The tiedown assembly shall be tested while the ground anchor is installed as recommended by the manufacturer.

(1) The type of soil in which the ground anchor is installed for the application of a test load shall correspond to one of the classes of materials shown in Table 18-1-A of volume 2 of the 1994 edition of the Uniform Building Code which is hereby incorporated by reference.

(2) The test load shall be applied from the direction of the tie.

(g) Failure of the ground anchor component consists of the following occurrences:

(1) The application of the test load results in an uplift of the ground anchor greater than two inches or a side deflection of the ground anchor greater than three inches; or

(2) The ground anchor, including the means of attachment of the tie, breaks, separates, or is deformed in a manner that threatens the integrity of the tiedown assembly. A deformity that threatens

the integrity of the tiedown includes one that would allow the tie to separate from the ground anchor or that would cause the tie to wear and break.

(h) Failure of a component of the anchoring equipment consists of the following occurrences:

(1) The tie stretches to a length more than two percent greater than the length of the tie prior to the application of the test load; or

(2) A component of the anchoring equipment or the attachment point to the home yields or fractures upon application of the test load; or

(3) A component of the anchoring equipment or the attachment point to the home is deformed by the working load in a manner that is a threat to the integrity of the tiedown assembly.

(i) The listing for the tiedown assembly shall include the following information:

(1) The model identification number of the tiedown assembly;

(2) The working load of the tiedown assembly, specifying the type of soil in which the working load was established as type 1, 2, 3, 4, or 5 as defined by the classifications provided in Table 18-1-A of volume 2 of the 1994 edition of the Uniform Building Code which is hereby incorporated by reference; and

(3) Installation instructions for the tiedown assembly, including the manner in which the ground anchor component must be inserted into the ground in order to maintain the working load for which the tiedown assembly is rated. Such instructions include the angle at which the anchor must be inserted and the angle at which the tie must be attached.

(j) The ground anchor component of a listed tiedown assembly shall contain a permanent label that provides the manufacturer's name and the listed model identification number of the tiedown assembly. The label shall be located on the anchor in a place that it is visible after installation, and the information shall be provided on the label in a manner that is easy to read.

NOTE: Authority: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

### **Section 1336.2. Installation Requirements for a Tiedown System Consisting of Listed Tiedown Assemblies.**

The installation of a tiedown system consisting of listed tiedown assemblies shall comply with the requirements of this section.

(a) Unless otherwise specified in the home manufacturer's installation instructions, the number of tiedown assemblies that must be installed for each longitudinal side of a home shall be determined by dividing the wind load calculated as required in section 1336 by the working load of the listed tiedown assembly chosen for use.

(1) The quotient shall be rounded up to equal the number of listed tiedown assemblies required for each longitudinal side.

(2) The working load of the listed tiedown assembly used in the calculations shall be for type 5 soil, also known as 1,000-pound soil, consisting of clay, sandy clay, silty clay and clayey silt, as classified in Table 18-1-A of volume 2 of the 1994 edition of the Uniform Building Code which is hereby incorporated by reference.

(b) The number of tiedown assemblies required pursuant to subsection (a) may be reduced to no less than two under the following circumstances:

(1) If the home's installation instructions provide for a reduction in the number of tiedown assemblies and for the subsequent, concentrated amount of resistance at specific points on the home; and

(2) If engineered data is submitted to and approved by the enforcement agency which substantiates a different class of materials constituting the soil into which the anchor is to be inserted, as

provided in Table 18-1-A of volume 2 of the 1994 edition of the Uniform Building Code incorporated at subsection (a)(2).

(c) No less than two tiedown assemblies shall be installed at each end of each transportable section of the home. The working load of the tiedown assemblies installed at each end of a home shall be the same as the working load of the tiedown assemblies installed along each of the longitudinal sides of the home.

(d) It is the responsibility of the contractor/installer to determine the location of all underground utilities within the home's lot, such as gas, water, sewer, electrical or communications systems, and to avoid the location of all underground utilities when choosing the specific location for the insertion of each ground anchor. The location of each anchor shall not violate the clearance requirements from underground utilities adopted by the Public Utilities Commission in General Order 128, pursuant to section 768 of the Public Utilities Code.

(e) If the home manufacturer's installation instructions are available and provide for the installation of a tiedown system, listed tiedown assemblies shall be installed as follows:

(1) The number of tiedown assemblies and the manner of attachment and location of the attachment of the tiedown assemblies to the home shall be as required by the installation instructions provided by the manufacturer of the home and by subsection (c); and

(2) The listed tiedown assemblies shall be installed as required by their listing and by subsections (a)(2), (h) and (j).

(f) If the installation instructions provided by the home's manufacturer do not provide for the installation of a tiedown system or if the home manufacturer's installation instructions are not available, all tiedown assemblies shall be installed as required by their listing and by this section.

(g) The required tiedown assemblies shall be spaced as evenly as practicable along the length of each side and end of the home, with no more than two feet of open-end spacing at any end of the home, measuring from the point of the attachment of the tie to the home.

(h) No portion of the tiedown assembly shall extend above the ground beyond the vertical plane of the side or end wall of the home.

(i) A tie shall be wrapped around a main structural frame member and shall not attach to a steel outrigger beam that fastens to and intersects a main structural frame member.

(j) After the tie is connected with the home and to the ground anchor, the tie shall be drawn tight to eliminate all slack.

NOTE: Authority: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

### **Section 1336.3. Engineered Tiedown System.**

An engineered tiedown system is a system, designed by an engineer or architect, that complies with the requirements of this section and Health and Safety Code section 18613.4.

(a) An engineered tiedown system shall allow a home to resist wind loads of fifteen pounds per square foot or the design wind load of the home whichever is greater.

(1) The engineered tiedown system shall provide the home with the ability to resist wind loads against either side of the home and against either end of the home.

(2) The engineered tiedown system shall maintain solid contact with the ground while providing the home with the required resistance.

(b) An engineered tiedown system shall be designed by an engineer or architect, who includes within the plans and specifications a statement that the system meets the requirements of subsection (a).

(c) The plans and specifications for an engineered tiedown system, including installation instructions, shall contain an original engineer's or architect's stamp and signature or shall have a standard plan approval issued by the department.

NOTE: Authority: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

#### **Section 1336.4. Mechanical Connection of Concrete Piers or Steel Piers.**

Mechanical connection of a steel pier or concrete pier to a home and to the pier's footing is subject to the requirements of this section.

(a) When live loads are applied to a home installed pursuant to Health and Safety Code section 18613, mechanical connection of steel piers or concrete piers shall be capable of maintaining the placement of the support system of the home to the point of the failure of either the attachment point on the home, the pier or the footing.

(1) The means of mechanical connection shall not allow the separation of the home from any pier or footing as a result of horizontal loads or vertical loads,

(2) Failure occurs when the attachment point on the home, the pier or the footing yields or fractures or is deformed to a point that threatens the health and safety of the occupants of the home.

(b) For the purposes of this section, live loads are restricted to the following:

(1) horizontal loads applied to the attachment point on the home in both directions parallel to the attachment point and in both directions perpendicular to the attachment point; and

(2) vertical loads applied to the attachment point on the home in both directions upward and downward from the point of contact between the pier footing and the ground.

(c) Mechanical connection of the concrete pier or steel pier to the point of attachment on the home shall comply with the following requirements:

(1) The means of mechanical connection shall be fabricated of steel that is not less than one-eighth of an inch thick and not less than two inches wide and two inches long;

(2) Fasteners incorporated as part of the mechanical connection shall be no smaller than 3/8", grade 5 bolts, nuts and lock washers; and

(3) The means of mechanical connection shall not incorporate modifications of either the pier or of the home.

(4) The means of mechanical connection at the center line between each transportable section of a multi-section home shall consist of 1/4" lag bolts or wood screws and shall secure the pier to a wood floor structural member.

(d) A listed concrete pier or steel pier complies with subsection (c), if it incorporates into its structure a means of mechanical connection to the home.

(e) Mechanical connection of a concrete pier or steel pier to the pier's footing shall be fabricated of corrosion resistant components.

(f) A listed concrete pier or steel pier complies with subsection (e), if it incorporates into its structure a means of mechanical connection to the pier footing.

NOTE: Authority: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

#### **Section 1336.5. Mechanical Connection of Concrete Block Piers.**

While nothing in this section requires the installation of a home to include the mechanical connection of concrete block piers, the following standards have been developed for the mechanical connection of a concrete block pier to a home and to the pier's footing.

(a) When live loads are applied to a home installed pursuant to Health and Safety Code section 18613, mechanical connection of concrete block piers shall be capable of maintaining the placement of the support system of the home to the point of the failure of either the attachment point on the home, the pier or the footing.

- (1) The means of mechanical connection shall not allow the separation of the home from any pier or footing as a result of horizontal loads or vertical loads,
- (2) Failure occurs when the attachment point on the home, the pier or the footing yields or fractures or is deformed to a point that threatens the health and safety of the occupants of the home.
  - (b) For the purposes of this section, live loads are restricted to the following:
    - (1) horizontal loads applied to the attachment point on the home in both directions parallel to the attachment point and in both directions perpendicular to the attachment point; and
    - (2) vertical loads applied to the attachment point on the home in both directions upward and downward from the point of contact between the pier footing and the ground.
  - (c) In order to test a device, assembly or arrangement designed to achieve mechanical connection of a concrete block pier to a home and to the pier's footing, the testing shall comply with the methods and specifications provided in this section, and the mechanical connection shall endure the testing without failure.
  - (d) The device, assembly or arrangement of mechanical connection of concrete block supports shall be tested in both of the following configurations:
    - (1) 8"x8"x16" concrete blocks shall be stacked three blocks high, without wooden spacers between the blocks, upon a pressure-treated wood footing 2"x12"x 30" in size.
    - (2) 8"x8"x16" concrete blocks shall be stacked three blocks high, with one-inch wooden spacers between the concrete blocks, upon a pressure-treated wood footing 2"x12"x30" in size.
    - (3) The concrete blocks used in the configurations shall comply with the requirements of UBC Standard 21-4, "Hollow and Solid Load-Bearing Concrete Masonry Units," as published in Volume 3 of the 1994 Edition of the Uniform Building Code which is hereby incorporated by reference.
  - (e) A section of three-inch flange by ten-inch web steel "I" beam shall be used to simulate the point of attachment to the home.
  - (f) Two-piece wooden wedges, driven together in opposition to one another and forming a thickness of not less than one inch or more than two inches between the topmost concrete block and the "I" beam, shall be used to simulate the typical surface bearing area between the concrete block pier support and the point of attachment to the home.
  - (g) The device, assembly or arrangement proposed as a means of mechanical connection for concrete block supports shall be installed in each of the configurations specified in subsection (d) and shall be subjected to the following procedures.
    - (1)(A) The footing shall be placed upon a level surface capable of supporting not less than one-thousand pounds per square foot.
    - (B) The contact points between the wooden wedges and the "I" beam and between the concrete block and the footing shall be clearly marked.
    - (C) The "I" beam shall be raised vertically at least twelve inches not less than five times, without failure of the mechanical connection.
    - (D) Failure occurs if the points of contact of either the wooden wedges and the "I" beam or the concrete block and the footing has changed more than one inch from the locations originally marked, as instructed in subsection (g)(1)(B).
    - (2)(A) The "I" beam shall be subjected to a constant vertical load of not less than one-thousand pounds per square foot at a point central to the concrete block pier configuration. The measurement between the level support surface and the bottom of the "I" beam shall be recorded.
    - (B) While maintaining the vertical load, the "I" beam shall be subjected to horizontal loads applied in both directions parallel to the "I" beam and in both directions perpendicular to the "I" beam. The mechanical connection shall withstand these forces without failure, until one or more of the concrete blocks fail to support the vertical load.

(C) Failure of one or more of the concrete blocks to support the vertical load occurs when the measurement recorded as directed in subsection (g)(2)(A), between the support surface and the bottom of the "I" beam, is decreased by one or more inches.

(D) Failure of the mechanical connection occurs if the points of contact of either the wooden wedges and the "I" beam or the concrete block and the footing have changed more than one inch from the locations originally marked as instructed in subsection (g)(1)(B).

NOTE: Authority: Sections 18300(a), 18613(e) and 18613.4, Health and Safety Code. Reference: Section 18613.4, Health and Safety Code.

### Section 1338. Roof Live Load.

(a) Every mobilehome installed shall have the capacity to resist the applicable minimum roof live load of the region in which it is installed as set forth in Table 1338-1 or as is further provided by this section.

TABLE 1338-1

<b>General Roof Live Load Requirements for Mobilehomes</b>					
<b>Region I</b>		<b>Region II</b>		<b>Region III</b>	
<u>Elevation</u>	<u>Roof Live Load</u>	<u>Elevation</u>	<u>Roof Live Load</u>	<u>Elevation</u>	<u>Roof Live Load</u>
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000 ft.	60 psf	3001-4000 ft.	60 psf
				4001-5000 ft.	80 psf

Table 1338-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department. At elevations above 5,000 ft., snow loads established for residential buildings by local ordinance shall apply.

Region I includes the following counties: Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

Region II includes the following counties: Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

Region III includes the following counties: Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) When an application is submitted for a permit to install a mobilehome manufactured prior to October 7, 1973, or a mobilehome with a designed roof live load less than that specified in Table 1338-1 and it is known the mobilehome will be subjected to snow loads, the plans and specifications shall include a method of protecting the mobilehome from snow loads that is acceptable to the enforcement agency.

(c) The operator of a mobilehome park located in Region II or III may request and obtain approval from the enforcement agency for a snow roof load maintenance program. The request for such approval shall specify (1) the type of maintenance to be used to control snow accumulation, and (2) assurance of necessary personnel and equivalent to satisfactorily perform the snow roof load maintenance program. A mobilehome which does not have the capacity to resist the minimum roof live load of the region specified in Table 1338-1 may be installed in a mobilehome park which has an approved snow load maintenance program, provided the installation complies with all other applicable

requirements of these regulations, and is approved by the enforcement agency. A conditional permit to operate subject to the snow roof load maintenance program shall be obtained from the enforcement agency. This subsection does not apply to mobilehomes installed outside of mobilehome parks.

(d) When approved by the enforcement agency, a ramada may be used to protect a mobilehome which does not have the capacity to resist the minimum roof live load for the region in which it is to be installed.

(e) This section shall not apply to mobilehomes installed prior to September 30, 1975.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18605 and 18613, Health and Safety Code.

#### **Section 1344. Clearances.**

A minimum clearance of 18 inches shall be maintained beneath the underside of the floor joists, and 12 inches beneath the main chassis beams of the mobilehome. A minimum clearance of 12 inches shall be maintained beneath all horizontal structural members of a support structure.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605, 18613, Health and Safety Code.

#### **Section 1346. Underfloor Enclosures.**

(a) Where the space beneath a mobilehome is enclosed, there shall be provided a removable access panel not less than 18 inches in any dimension, and not less than four square feet in area. The access panel shall be located so that the lot utility connections to the electrical, water, sewer and gas systems of the mobilehome are within 20 feet. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

(b) Cross ventilation shall be provided by openings having a net area of not less than 1 1/2 square feet for each 25 linear feet of the mobilehome and including all attached enclosed unventilated structures such as porches. The openings shall be provided on at least two opposite sides and shall be as close to all the corners as practicable.

(c) Where wood is used for the mobilehome enclosure within six inches of the ground, it shall be an approved treated material or wood of natural resistance to decay.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605, 18613, Health and Safety Code.

#### **Section 1348. Leveling.**

When installed, the floor of the mobilehome shall be leveled.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

#### **Section 1350. Support Inspection.**

At the time of inspection the installation of the mobilehome on its support system shall be completed. The space beneath the mobilehome shall be accessible for inspection.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

### **Section 1352. Electrical Feeder Assembly.**

(a) A mobilehome shall be connected to the mobilehome service equipment by one of the following means:

- (1) Listed cord set for mobilehome use.
- (2) Feeder assembly.

(b) A mobilehome with a calculated electrical load of 40 amperes or 50 amperes may be connected to the mobilehome lot equipment with a listed mobilehome power supply cord.

(c) The power supply cord shall bear the following markings:

- "For mobilehome use - 40 amperes" or "For mobilehome use - 50 amperes" as appropriate. Except: A mobilehome, equipped with an existing power supply cord not listed for mobilehomes may have its use continued provided:

- (1) The cord used shall be listed: Type SO, ST, or STO. The cord shall not be spliced.
- (2) The male attachment plug shall be listed type conforming to one of the following standards:
  - (A) ANSI Standard C73.17-1972, 125/250 volts, 50 amperes, 3 pole, 4 wire, grounding type for 120/240 volt systems.
  - (B) ANSI Standard C73.13-1972, 125 volts, 30 amperes, 2 poles, 3 wire grounding type for 120 volts systems.

(3) Where the listed type attachment plug cap configuration of the mobilehome power supply cord does not correspond to the configuration of the approved grounded type receptacle in the mobilehome service equipment an adaptor may be used. The adaptor cord set shall be not more than 12 inches in length and assembled of the following listed materials:

- (A) Type SO, ST, or STO cord.
  - (B) Grounded type attachment plug cap.
  - (C) Grounded type body connector.
  - (D) The rating of the attachment plug cap, body connector, and the cord shall be adequate to carry the total connected load, but in no case less than the rating of the power supply cord of the mobilehome.
- (d) A mobilehome with a calculated load in excess of 50 amperes shall be connected to the mobilehome service equipment by one of the following:

(1) A mobilehome equipped with a feeder assembly for overhead connection consisting of conductors run in a conduit riser and service head, shall be connected by four continuous, insulated feeder conductors from a pole.

(2) A mobilehome equipped for an undervehicle feeder assembly shall be connected to the mobilehome service equipment by means of a feeder assembly consisting of four continuous, insulated, color-coded, feeder conductors suitable for wet locations, installed in an approved flexible metal conduit.

(e) Feeder conductors for an overhead installation or conductors for a mobilehome feeder assembly used for undervehicle installation shall be sized as follows:

(1) Conductors shall be sized in accordance with the requirements of the mobilehome manufacturer's approved installation instructions.

(2) If the manufacturer's installation instructions are not available, the conductors shall be sized for the electrical load shown on the mobilehome electrical label.

(3) In the absence of an electrical label on the mobilehome or the mobilehome manufacturer's approved installation instructions, the conductors shall be sized in accordance with the calculated load as determined by the provisions of the National Electrical Code, 1978 edition.

(f) The feeder assembly shall be installed above ground to be kept from direct contact with the earth.

(g) Alteration. Power supply cords or feeder assemblies of mobilehomes bearing an insignia of approval shall not be altered unless approval is obtained from the department. The power supply cord or feeder assembly shall be maintained in safe operating condition.



(h) Only one power supply connection to a mobilehome for each dwelling unit shall be permitted. Where electrical service equipment is provided as a part of a mobilehome, the power supply connection shall be made in accordance with applicable provisions of the 1978 National Electrical Code.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18550 and 18613, Health and Safety Code.

#### **Section 1354. Mobilehome Gas Connector.**

(a) Each mobilehome shall be connected to the mobilehome lot outlet by a listed mobilehome flexible gas connector not more than six feet in length and of adequate size to supply the mobilehome demand, as evidenced by the label on the mobilehome. In the absence of a label the mobilehome demand shall be determined by Chapter 12 of the 1979 Edition of the Uniform Plumbing Code. Approved pipe and fittings may be used to connect the mobilehome gas piping where the distance between the mobilehome lot gas outlet and the mobilehome gas supply connection exceeds that required to make a safe installation with only one flexible gas connector.

(b) The mobilehome gas piping may be extended beneath the mobilehome when supported by metal hangers spaced not to exceed four-foot intervals. The flexible gas connector shall be installed between this piping and the mobilehome lot gas outlet.

(c) A mobilehome lot outlet extension may be located beneath the mobilehome when supported at least six inches above grade on piers at its termination and at six-foot intervals. Piers used to support a mobilehome lot gas outlet extension shall not be used to support any other loads. The flexible gas connector shall be installed between the lot outlet extension and the mobilehome gas piping.

(d) Only one gas supply connection to a mobilehome for each dwelling unit shall be permitted.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18550 and 18613, Health and Safety Code.

#### **Section 1356. Mobilehome Water Connector.**

A mobilehome shall be connected to the lot water service outlet by an approved connector, or copper tubing, with not less than one-half inch interior diameter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18513, 18630, Health and Safety Code.

#### **Section 1358. Mobilehome Drain Connector.**

A mobilehome shall be connected to the lot drain inlet by means of a drain connector consisting of approved pipe not less than schedule 40, appropriate fittings and connector and shall not be less in size than the mobilehome drain outlet. An approved flexible connector shall be provided at the lot drain inlet end of the pipe.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18613, 18630, Health and Safety Code.

#### **Section 1360. Air-Conditioning Installation.**

(a) Relocated mobilehome. Where a mobilehome that has been equipped with air-conditioning equipment is installed in a new location, such air-conditioning equipment may be energized in the same manner it was originally installed, provided that it does not create a hazard.

(b) Where a new mobilehome is installed for the first time, and it is proposed to install the air-conditioning equipment for the mobilehome, the person proposing to install the air-conditioning shall file an application for an alteration or addition to the mobilehome with the department. The air-conditioning equipment shall be energized from the mobilehome where the mobilehome is equipped for power supply by a permanent feeder assembly. If the mobilehome is equipped for a power supply cord, the air-conditioning equipment may be energized from the mobilehome lot service, provided the mobilehome park electrical system has the capacity to supply the additional air-conditioning load.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18613, 18670, 18690, Health and Safety Code.

### **Section 1362. Test.**

When a mobilehome consists of two or more units, all utility connections from one unit to another shall be visually inspected and included in the tests.

(a) The water distribution system of the mobilehome and the supply connection shall show no evidence of leakage under normal operating pressures. If water at normal operating pressure is not available, the mobilehome water distribution system shall be tested by a 50 pound per square inch air pressure test for a period of not less than 15 minutes without leaking.

The mobilehome drainage piping system shall be connected to the lot or site drain inlet, and tested by allowing water to flow into all fixtures, and receptors, including the clothes washer standpipe, for a period of three minutes. If water under pressure is not available, the drainage piping system shall be tested by letting at least three gallons of water into each fixture and receptor. There shall be no visible evidence of leaks.

(b) The mobilehome fuel gas piping system shall be tested before it is connected to the mobilehome lot gas outlet. The mobilehome gas piping system shall be subjected to a pressure test with all appliance shut-off valves, except those ahead of fuel gas cooking appliances, in the open position. Appliance shut-off valves ahead of fuel gas cooking appliances shall be closed.

The test shall consist of air pressure at not less than 10 inches nor more than a MAXIMUM of 14 inches water column. (Six ounce to a MAXIMUM of eight ounce psi) The system shall be isolated from the air pressure source and maintain this pressure for not less than two minutes without perceptible leakage. Upon satisfactory completion of the test the appliance valves ahead of fuel gas cooking appliances shall be opened and the gas cooking appliance connectors tested with soapy water or bubble solution while under the pressure remaining in the piping system. Solutions used for testing for leakage shall not contain corrosive chemicals. Pressures shall be measured with either a manometer, slope gauge, or gauge calibrated in either water inches or psi with increments of either one-tenth inch or one-tenth psi, as applicable.

Gas appliance vents shall be visually inspected to insure that they have not been dislodged in transit and are securely connected to the appliance. NOTE: Do not overpressurize the fuel gas piping system. Pressurization beyond the maximum specified may result in damage to valves, regulators, appliances, etc.

(c) The electrical wiring and power supply feeder assembly of the mobilehome shall be tested for continuity and grounding. The electrical wiring system of the mobilehome shall not be energized during the test. A mobilehome equipped with a power supply cord shall not be connected to the lot or site service equipment. A mobilehome equipped with a feeder assembly shall have the flexible metal conduit of the feeder assembly connected to the lot or site service equipment; however, the supply conductors, including the neutral conductor, shall not be connected.

The continuity test shall be made with all mobilehome interior branch circuit switches or circuit breakers and all switches controlling individual outlets, fixtures and appliances in the "on" position. The test shall be made by connecting one lead of the test instrument to the mobilehome grounding

conductor at the point of supply to the feeder assembly, and applying the other lead to each of the supply conductors, including the neutral conductor. There shall be no evidence of any connection between any of the supply conductors and the grounding conductor. In addition, all noncurrent-carrying metal parts of electrical equipment of the mobilehome, including fixtures and appliances, shall be tested to determine continuity between such equipment and the equipment grounding conductor.

Upon completion of the continuity test, the power supply cord or feeder assembly shall be connected at the lot or site service equipment. A further continuity test shall then be made between the grounding electrode and the chassis of the mobilehome.

Upon satisfactory completion of the gas and electrical tests, the lot or site equipment shall be approved for service.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

#### **Section 1364. Approval Tags.**

Except for test purposes, the electrical system of the mobilehome shall not be energized unless an approval tag, signed by a representative of the enforcement agency, is attached to the lot or site service equipment. The mobilehome fuel gas piping system shall not be supplied with gas unless an approval tag is attached to the lot or site gas riser.

If either system fails inspection, the inspector shall attach a tag indicating the system is not approved to be energized. When a system bears a tag indicating it is not approved, the system shall not be energized until reinspected and approved.

Approval tags shall identify the mobilehome for which they are issued.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18613, 18670, 18690, Health and Safety Code.

#### **Section 1366. Statement of Installation Acceptance (Certificate of Occupancy).**

(a) When it is determined that a mobilehome complies with the provisions of these regulations after final inspection of the mobilehome installation, the enforcement agency shall provide a copy of the statement of installation acceptance for the mobilehome dealer and buyer.

The statement of installation acceptance shall be a standard form prescribed by the Department which shall contain at least the following information:

- (1) The installation permit number.
- (2) The address or location of the mobilehome.
- (3) The name and address of the mobilehome owner.
- (4) The insignia of approval or HUD label number when available.
- (5) The manufacturer's name, vehicle serial number or V.I.N., year of manufacture of the mobilehome.
- (6) Verification that the mobilehome was installed:
  - (A) On a foundation system pursuant to Health and Safety Code Section 18551.
  - (B) On individual load bearing supports pursuant to Health and Safety Code Section 18613.
- (7) The date of issuance and signature of the enforcement agency official approving the installation.

(b) If the mobilehome is moved or relocated, the statement of installation acceptance shall become invalid.

NOTE: Authority cited: Sections 18300 and 18613, Health and Safety Code. Reference: Sections 18551 and 18613, Health and Safety Code.

**Section 1368. Required Exit Facilities.**

(a) One exterior doorway of the mobilehome shall be provided with a porch and/or stairway conforming with the provisions of The Uniform Building Code, 1979 Edition, Chapter 33 at the time of the mobilehome installation.

(b) At least two remotely located exterior doorways of the mobilehome shall be provided with an exterior porch and/or a stairway conforming with the provisions of The Uniform Building Code, 1979 Edition, Chapter 33 within 60 days of issuance of the statement of installation acceptance.

NOTE: Authority cited: Sections 18300 and 18552, Health and Safety Code. Reference: Sections 18552 and 18613, Health and Safety Code.

**From Article 7.5, Mobilehome and Manufactured Home Earthquake-Resistant Bracing Systems****Section 1370. Application and Scope.**

(a) The provisions of this article relating to the certification of mobilehome or manufactured home earthquake resistant bracing systems are applicable to all mobilehome or manufactured home earthquake resistant bracing systems sold or offered for sale within the State of California.

(b) The provisions of this article relating to the installation or reinstallation of an earthquake resistant bracing system required to be certified pursuant to this article, shall apply to a system installed or reinstalled on or under a manufactured home or mobilehome.

(c) The requirements of this article shall not apply to a mobilehome or manufactured home installed on a foundation system pursuant to Section 18551 of the Health and Safety Code.

(d) Nothing in this article shall be construed as requiring the installation of earthquake resistant bracing systems on or under a mobilehome or manufactured home sited either before or after the effective date of this article.

(e) Nothing in this article shall be construed as requiring certification or a permit for the creation and installation of an earthquake resistant bracing system by a registered owner who resides in the mobilehome or manufactured home for the sole use of the registered owner.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 17003.5, 18300 and 18613.5, Health and Safety Code.

**Section 1370.2. Certification Required.**

(a) It shall be unlawful for any person, firm, or business to sell or offer for sale within this state, any earthquake resistant bracing system unless the system is certified by the department as meeting the requirements of this article.

(b) It shall be unlawful for any listing or testing agency to list as "approved" or authorize the use of its labels for any mobilehome or manufactured home earthquake resistant bracing system until such system is certified by the department.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300, 17003.5 and 18613.5, Health and Safety Code.

**Section 1370.4. Enforcement and Penalties.**

(a) The department shall administer and enforce all the provisions of this article. However, the penalties provided by this article shall not preclude an aggrieved party from pursuing any other remedies he or she may have under any other provision of law.

(b) In addition to the penalties provided for in Section 18700 of the Health and Safety Code, violation of any of the provisions of this article, or the sale or offering for sale of a certified earthquake resistant bracing system which does not conform to the certified plan for that design or system model, shall be cause for cancellation of certification by the department.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Sections 17003.5, 18300, 18613.5 and 18700, Health and Safety Code.

#### **Section 1370.6. Definitions.**

For purposes of administration and enforcement, the definitions contained in this section shall apply to this article.

"Certification" means the department's stamp approval applied to the plans and ERBS - manufacturer's installation instructions for an earthquake resistant bracing system.

"Contractor" means any person as defined in Business and Professions Code Section 7062.

"Department" means Department of Housing and Community Development.

"ERBS" means an earthquake resistant bracing system.

"Earthquake Resistant Bracing System" means an anchoring system, bracing system, or other device designed and constructed, or represented as having been designed and constructed, for the purpose of protecting the health and safety of the occupants of and reducing damage to a mobilehome or manufactured home in the event of an earthquake.

"ERBS - Manufacturer's Installation Instructions" means the specific written directions for an earthquake resistant bracing system to be installed on or under a mobilehome or manufactured home.

"ERBS - Manufacturer" means a person, firm or business engaged in assembly or construction of earthquake resistant bracing systems for mobilehomes or manufactured homes.

"Installation" means the installation of an earthquake resistant bracing system which has not been previously installed on or under any mobilehome or manufactured home.

"Installer" means a person, firm or business engaged in the installation of an earthquake resistant bracing system on or under a mobilehome or manufactured home.

"Label" means a tag, symbol or other identifying mark.

"List" means all equipment and installations that appear in a list published by an approved listing or testing agency.

"Listing Agency" means an agency approved by the department which is in the business of listing or labeling and which maintains a periodic inspection program on current production of listed models, and which makes available at least an annual published report of such listing in which specific information is included that the product has been tested by an approved testing agency to approved standards and found safe for use in a specific manner.

"Registered owner" means a person registered by the department as the owner of the manufactured home or mobilehome.

"Reinstallation" means the installation of an earthquake resistant bracing system which had been previously installed under the same or a different mobilehome or manufactured home.

"Resident" means any person living in the mobilehome or manufactured home who may or may not be the owner.

"Testing Agency" means an organization which:

- (a) Is in the business of testing equipment and installations;
- (b) Is qualified and equipped for such experimental testing;
- (c) Is not under the jurisdiction or control of any manufacturer or supplier for any affected industry;
- (d) Maintains at least an annual inspection program of all equipment and installations currently listed or labeled;

- (e) Makes available a published directory showing current listings of manufacturer's equipment and installations which have been investigated, certified and found safe for use in a specified manner and which are listed or labeled by the testing agency; and
- (f) Is approved by the department.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference: Section 18613.5, Health and Safety Code.

#### **Section 1371. Construction and Design Requirements.**

- (a) Earthquake resistant bracing systems shall be designed and constructed to resist seismic forces determined in accordance with the provisions of Section 2312, Chapter 23, Uniform Building Code, 1982 Edition.
- (b) Earthquake resistant bracing systems shall be designed to limit any downward vertical movement of a mobilehome or manufactured home to a maximum of two (2) inches.
- (c) The ERBS-manufacturer shall assure that each system sold or offered for sale bears a permanently affixed label which shall have a useful life of ten (10) years. The label shall provide in a legible manner, evidence of approval from a listing or testing agency and the ERBS manufacturer's model name or number.
- (d) If the earthquake resistant bracing system consists of more than one bracing device, each individual device shall be labeled as required in subsection (c). For the purpose of this Article, a device may consist of one or more parts which, when assembled, forms an individual brace within an ERBS.

NOTE: Authority cited: Section 18613.5, Health and Safety Code. Reference Sections 17003.5, 18300 and 18613.5, Health and Safety Code.

#### **Section 1374.5. Permit Required.**

- (a) A permit shall be obtained from the enforcement agency prior to installation or reinstallation of an earthquake resistant bracing system, required to be certified, on or under a manufactured home or mobilehome.
- (b) When an earthquake resistant bracing system is to be installed at the time of the manufactured home or mobilehome installation, separate permits shall be required for the installation of the manufactured home or mobilehome and the earthquake resistant bracing system.

NOTE: Authority cited: Sections 18613.7 and 18300, Health and Safety Code. Reference: Sections 19502.5 and 18613.7, Health and Safety Code.

#### **Section 1374.6. Permit Application.**

- (a) The person, firm or business required to obtain a permit to install or reinstall an earthquake resistant bracing system on or under a manufactured home or mobilehome shall apply to the enforcement agency. Where the department is the enforcement agency, the application shall be made on form HCD 50 ERBS, Application for Permit to Install Manufactured Home or Mobilehome Earthquake Resistant Bracing System, dated 11/91, as set forth in subsection (b). This form is provided by the department.
- (b) *Subsection not printed. HCD Form 50 ERBS for HCD use only.*

NOTE: Authority cited: Section 18300 and 18613.7, Health and Safety Code. Reference: Sections 18613, 18613.5 and 18613.7, Health and Safety Code.

#### **Section 1374.7. Installation Requirements.**

(a) A manufactured home or mobilehome earthquake resistant bracing system may only be installed by:

(1) The manufactured home or mobilehome registered owner; or

(2) A contractor as defined in Business and Professions Code Section 7026. The contractor shall be licensed by the Contractors State License Board, and provide proof of a current license, and current Workers' Compensation Insurance coverage or certify to exemption from Workers' Compensation Insurance.

(b) The permit shall be in the possession of the installer and available to the enforcement agency during the installation of an earthquake resistant bracing system.

(c) Installations of earthquake resistant bracing systems shall comply with the ERBS-manufacturer's installation instructions certified by the department. Certified systems shall not be modified without recertification by the department.

(d) The installer shall leave a copy of the ERBS-manufacturer's installation instructions with the owner of the manufactured home or mobilehome when the installation is completed. The copy of the ERBS-manufacturer's installation instructions must have been made from the original bearing the department's stamp of approval.

(e) The installer shall obtain the mobilehome park operator's written approval prior to excavating for support or hold down footings and endangering underground utilities. Park operator approval is not required for installations that are entirely above ground or where excavation is not required.

(f) Where the space beneath a mobilehome or manufactured home is enclosed, access to the underfloor area shall be in accordance with Section 1346(a).

NOTE: Authority cited: Sections 18300 and 18613.7, Health and Safety Code. Reference: Sections 18300 and 18613.7, Health and Safety Code, and Section 3800, Labor Code.

### **Section 1375. Inspections.**

(a) The department may conduct inspections to determine compliance with the approved certification.

(b) The enforcement agency shall conduct an inspection of each earthquake resistant bracing system, required to be certified that is installed or reinstalled on or under a manufactured home or mobilehome.

(c) Should inspection by an enforcement agency other than the department reveal that a manufacturer is manufacturing systems which do not conform to the department's certification, the enforcement agency shall, within 10 days of the inspection, notify the department in writing. The written notification shall include:

(1) The ERBS-manufacturer's name.

(2) The model name and/or identifying number.

(3) The manufactured home or mobilehome resident's name and address where the system was installed.

(4) A brief description of the earthquake resistant bracing system's noncompliance with the department's certification.

(d) Upon receiving a correction notice of noncompliance with department certification from a local enforcement agency, or obtaining such information by inspection, the department shall provide written notification of noncompliance requiring correction within 30 days, or at a later date as determined by the department, to the manufacturer. The department shall also send an informational copy of the ERBS - manufacturer's notification of noncompliance to the listing or testing agency that investigated and listed the system. The ERBS-manufacturer shall apply for reinspection in accordance with Section 1375.2

(e) Where the ERBS-manufacturer, after having been notified of the violation, fails to comply with the order to correct, or continues to manufacture systems in violation of the certification, the department's certification shall be revoked.

(f) If, as a finding of inspection, the installation of an earthquake resistant bracing system is found to be in violation of the ERBS-manufacturer's installation instructions and/or plan, the enforcement agency shall provide the installer with a written correction notice of the violation requiring correction within 30 days or at a later date as determined by the enforcement agency. The written notice shall also require the installer to make application to the enforcement agency for reinspection upon correction of the violations. The installer shall apply for reinspection in accordance with Section 1375.2.

NOTE: Authority cited: Sections 18613.5 and 18613.7, Health and Safety Code. Reference: Sections 18300, 18613.5, and 18613.7, Health and Safety Code.

### **Section 1375.2. Required Correction and Reinspection.**

(a) Any ERBS-manufacturer issued a correction notice pursuant to Section 1375, shall take appropriate action to eliminate the violations and conform to the department's certification within 30 days or at a later date as set forth in the correction notice. Upon correction of the violations, the ERBS-manufacturer shall apply to the department for reinspection. The application shall be made on the department - provided form HCD 50 REINSP Application for Reinspection, dated 11/91 (See Appendix A). The application shall be accompanied by the reinspection fee specified in Section 1376 and provide the following information:

- (1) The applicant's name, address and telephone number.
- (2) The name, address, space or lot number and telephone number of the manufactured home or mobilehome resident.
- (3) The name, address and county of the mobilehome park.
- (4) The date of the correction notice.
- (5) Identification that the type of construction or installation to be reinspected is an earthquake resistant bracing system.
- (6) A description of the work to be reinspected on the earthquake resistant bracing system.
- (7) The signature and typed or printed name of the applicant certifying to the accuracy of the information provided.
- (8) The date the certification was signed.
- (9) The county where certification was signed.

(b) Any person, firm or business having installed an earthquake resistant bracing system, who is issued a correction notice pursuant to Section 1375, shall take appropriate action to eliminate the violations and conform to the ERBS-manufacturer's installation instructions certified by the department, within 30 days or at a later date as set forth in the correction notice. Upon correction of the violations, the installer shall apply to the enforcement agency for reinspection. Where the department is the enforcement agency, the application shall be made on the department-provided form HCD 50 REINSP Application for Reinspection, dated 11/91 (See Appendix A). The application shall be accompanied by the reinspection fee specified in Section 1376 and provide the following information:

- (1) The applicant's name, address and telephone number.
- (2) The name, address, space or lot number and telephone number of the manufactured home or mobilehome resident.
- (3) The name, address and county of the mobilehome park.
- (4) The permit number for the earthquake resistant bracing system installation.
- (5) The date of the correction notice.
- (6) Identification that the type of construction or installation to be reinspected is an earthquake resistant bracing system.



- (7) A description of the work to be reinspected on the earthquake resistant bracing system.
- (8) The signature and typed or printed name of the applicant certifying to the accuracy of the information provided.
- (9) The date the certification was signed.
- (10) The county where certification was signed.

NOTE: Authority cited: Sections 18300 and 18613.7 Health and Safety Code. Reference: Sections 18300 and 18613.7, Health and Safety Code.

**From Article 10, Maintenance, Use, and Occupancy Requirements**

**Section 1610. Park Area.**

- (a) The park area shall be so graded that there will be no depressions in which surface water will accumulate. The ground shall be sloped to provide storm drainage run-off by means of surface or subsurface drainage facility.
- (b) The area beneath a mobilehome shall be sloped to provide for drainage from beneath the mobilehome to an outside surface drainage facility.
- (c) Each mobilehome lot or site shall be graded to insure that water cannot accumulate beneath the mobilehome.
- (d) The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish or debris.
- (e) The park area shall be maintained to be free from dust.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18254, 18610, Health and Safety Code.

**Section 1614. Lot Occupancy.**

A lot shall accommodate only one mobilehome, recreational vehicle, or commercial coach.

EXCEPTION: A self-propelled recreational vehicle or truck mounted camper may be parked beside the occupied mobilehome or recreational vehicle when used as a means of transportation. Such vehicle shall not be occupied or connected to the lot utility facilities or interconnected with the occupied mobilehome or recreational vehicle.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18605, 18610, Health and Safety Code.

**Section 1616. Mobilehome Lot Identification.**

- (a) All mobilehome lots shall be numbered or designated by street numbers or other suitable means and the lot lines defined. The lot designation shall be maintained in a conspicuous location facing the driveway, or on the front side of the mobilehome nearest the driveway.
- (b) Lot lines shall be maintained permanently by corner markers or other suitable means. Lot lines shall be considered to be the inside surface of any fence or windbreak erected parallel to and delineating the lot boundaries, or of any perimeter wall or enclosure of the park erected inside the property line.
- (c) Lot lines shall not be moved, shifted, or altered without written authorization from the local planning department and the occupants of the mobilehome lots affected.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18610, Health and Safety Code.

**Section 1618. Access to Driveway (Roadway).**

(a) Except as provided herein, each mobilehome shall be maintained to provide access from the mobilehome lot to an abutting roadway of not less than 25 feet in clear width. All roadways shall have clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates if such security gates are not in violation of local requirements.

(b) In mobilehome parks, or portions thereof, constructed prior to September 15, 1961, each mobilehome shall have access from the mobilehome lot to a roadway not less than 15 feet in width.

(c) In mobilehome parks which were constructed after September 23, 1974, and which contain not more than three mobilehome lots, each mobilehome shall have access from the mobilehome lot to a roadway not less than 20 feet in width.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18612, Health and Safety Code.

**Section 1620. Driveways (Roadways).**

(a) No roadway shall be maintained to be less than 32 feet in width if car parking is permitted on one side of the roadway and not less than 40 feet in width if car parking is permitted on both sides of a roadway. To permit the free passage of vehicles, roadways designed for car parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway.

(b) A roadway divided into separate one-way traffic lanes by a curbed divider or similar obstacle shall be not less than 15 feet in clear width on each side of the divider.

(c) Car parking shall be prohibited on a divided roadway, except where the unobstructed width of the roadway on the side of the divider used for parking is increased by seven feet for each parking lane.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18610 and 18612, Health and Safety Code.

**Section 1628. Required Exit Facilities.**

(a) All exterior required doorway exits of a mobilehome shall have an exterior porch and/or a stairway maintained to be stable and safe not less than 60 days following issuance of the statement of installation acceptance.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18552, 18605 and 18610, Health and Safety Code.

**Section 1648. Grounding of Mobilehomes.**

All exposed noncurrent-carrying metal parts of mobilehomes shall be grounded by means of a grounding conductor run with the circuit conductors or in a listed power supply cord provided with an approved polarized multi-prong plug, one prong for the purpose of connecting such grounding conductor to the grounded terminal at the lot service. The conductor shall be insulated and shall be finished to show a green color. An additional contact shall be provided in the receptacle for grounding purposes.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Sections 18550, 18670, Health and Safety Code.

**Section 1660. Gas Outlet Risers or Meters.**

Gas outlet risers or meters shall not be installed beneath mobilehomes, in unventilated or inaccessible locations, or closer than three feet from sources of ignition. The mobilehome electrical service equipment shall not be considered a source of ignition, when not enclosed in the same compartment with a gas meter.

NOTE: Authority cited: Section 18300, Health and Safety Code. Reference: Section 18690, Health and Safety Code.

*Selected section from the*  
**CALIFORNIA CODE OF REGULATIONS**  
TITLE 25, Division 1. Housing and Community Development  
Chapter 3, Subchapter 2

**From Article 1, Administration****Section 4040. Alteration or Conversion.**

(a) No person shall make any alteration or conversion of the electrical, mechanical or plumbing equipment or installations of a vehicle bearing, or required to bear, an insignia of approval or Title VI (24 C.F.R.) label, unless an application for such alteration or conversion has been filed with, and approved by, the department.

(b) No person shall make any alteration or conversion of the construction or fire safety equipment or installations of any mobilehome or commercial coach, bearing or required to bear an insignia of approval, or Title VI (24 C.F.R.) label, manufactured after September 15, 1971, or any recreational vehicle, bearing or required to bear a department insignia, manufactured after January 1, 1974, unless an application for such alteration or conversion has been filed with, and approved by, the department.

(c) No person shall make any alteration, conversion, or change relating to the occupancy of any vehicle bearing or required to bear an insignia of approval or Title VI (24 C.F.R.) label, unless an application for such alteration, conversion, or change relating to the occupancy has been filed with and approved by the department. This shall not prevent the granting of a permitted use by a local jurisdiction pursuant to the authority of Section 18300 of the Health and Safety Code providing the vehicle is not altered or converted from the condition and occupancy approved by the department.

(d) All alterations and conversions shall be made in compliance with these regulations.

NOTE: Authority cited: Section 18057, Health and Safety Code. Reference: Section 18057, Health and Safety Code.

**Section 4040.5. Additions.**

(a) No person shall make any additions to the electrical, mechanical, plumbing, construction, or fire safety equipment and installation nor any additions affecting the occupancy of any vehicle bearing, or required to bear, an insignia of approval or Title VI (24 C.F.R.) label unless an application has been filed with, and approved by, the department.

(b) All additions shall be made in compliance with these regulations including any modification of the original vehicle necessary to accommodate said additions and provide minimum health and safety.

NOTE: Authority cited: Section 18057, Health and Safety Code. Reference: Section 18057, Health and Safety Code.

**Section 4041. Not Applicable.**

The following shall not constitute an alteration or conversion:

- (a) Repairs with approved component parts.
- (b) Conversion from one fuel to another of the listed appliances in accordance with the terms of their listing.
- (c) Adjustment and maintenance of equipment.
- (d) Replacement of equipment in kind.
- (e) The addition of appliances, where a mobilehome or recreational vehicle has been designed and equipped for such additions, including all necessary systems, circuits, etc.

**From Article 2.5, Fire Sprinkler Systems****Section 4320. Requirements for Testing the System.**

(a) A fire sprinkler system installed during the manufacture of the manufactured home or multi-unit manufactured housing with two dwelling units must be hydrostatically tested both at the manufacturing facility and at the home's installation site.

(1) The hydrostatic test performed at the manufacturing facility:

A. must be conducted on the completely assembled system within any one transportable section; and

B. must subject the system to 100 pounds per square inch (psi) hydrostatic pressure for not less than 2 hours without any loss of pressure or leakage of water. Testing shall be performed in accordance with the applicable product standards.

(2) The person responsible for installing the manufactured home or multi-unit manufactured housing with two dwelling units must hydrostatically test the system again at the home's installation site with the water supply available at the site for at least one hour without any evidence of leakage.

A. The testing must be performed at a minimum of 50 psi; not to exceed 100 psi.

B. A representative of the enforcement agency must witness the test at the installation site during the same visit to the installation site to inspect the installation of the home or dwelling unit.

(b) A fire sprinkler system installed after the manufactured home or multi-unit manufactured housing with two dwelling units is shipped from the manufacturing facility must be hydrostatically tested at the home's installation site.

(1) The person who installed the fire sprinkler system is responsible for performing the test.

(2) A representative of the enforcement agency must witness the test.

(3) The installer must conduct the test on the completely assembled system.

(4) The installer must conduct the test with the water supply available at the home's site for a period of two hours without any evidence of leakage. The testing must be performed at a minimum of 50 psi; not to exceed 100 psi.

NOTE: Authority: Health and Safety Code, sections 18015, 18025, 18029 and 18029.5.  
Reference: Health and Safety Code, sections 18015, 18025, 18029, 18029.5, and 18030.5.

## Chapter 9 - Sample Forms and Documents

Form	Page
Foundation Systems- HCD Standard Plan Approvals .....	87
Engineered Tiedown Systems- HCD Standard Plan Approvals .....	88
Certified Earthquake Resistant Bracing Systems .....	89
HCD Approval Stamps .....	90
Sample HUD Data Plate .....	91
HCD 513 Form- Mobilehome Installation Acceptance .....	92
HCD 433A Form- Notice of Manufactured Home (Mobilehome) or Commercial Coach Installation on a Foundation System.....	93
Fire Sprinkler System Installer Certification Label.....	94
Fire Sprinkler System Reference Tag.....	95

# DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

## DIVISION OF CODES AND STANDARDS



P.O BOX 1407  
SACRAMENTO, CA 95812-1407  
(916) 225-2501 FAX (916) 255-2535  
From TDD Phones: 1-800-735-2929  
From Voice Phones: 1-800-735-2922

### STANDARD PLAN APPROVALS FOR MANUFACTURED HOMES AND COMMERCIAL COACH FOUNDATION SYSTEMS

November 19, 1998

Manufacturer	SPA Number	Foundation Type	Expiration Date
Abesco Distributing Co. 5857 Florin-Perkins Rd. Sacramento, CA 95825 (916) 383-8831 or 1-800-382-8831	27-9F 27-11F	CC Standard Chassis 20/40/80# Roof Load	12/13/2000 3/19/2000
Armorcast Products Co. 13230 Saticoy St. North Hollywood, CA 91605 (818) 982-3600	83-1F	Single & Multi-Wide	5/22/2000
Blaser Homes 2529 W. Capitol Ave. West Sacramento, Ca 95691 (916) 372-5528	89-1F 89-2F	Multi-Wide Multi-Wide	2000 000
C&R Pier Manufacturing 3820 Commerce Riverside, CA 92501 (714) 944-4420			
Canyon 20001 Santa Clara (805)241-1111			
Central 284 North Fresno, Ca (209) 268-0000			
	29-6F 30-7F 30-8F	Single & Multi-Wide CP-F5-PP Multi-Wide CP-F5-PCP Single & Multi-Wide MH & CC CC Foundation CC Doublewide	5/20/2000 10/26/2000 5/02/2000 5/02/2000 5/02/2000

### Sample Page

Contact either HCD Area Offices to request current listings.

Northern Area Office  
8911 Folsom Blvd.  
Sacramento, CA 95826  
(916) 255-2501

Southern Area Office  
3737 Main Streets Suite 400  
Riverside, CA 92501  
(909) 782-4420

Watch for this information to become available on the HCD Homepage at  
"www.hcd.ca.gov/codes/" under the Mobilehome Parks Program.

**STATE OF CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS**

**STANDARD PLAN APPROVAL  
ENGINEERED TIEDOWN SYSTEMS  
(Effective November 3, 1998)**

MANUFACTURER: Abesco, Inc.  
TELEPHONE NO.: (916) 383-8831 or 800-382-8831  
MODEL NUMBER: COM - TD 1  
PRODUCT NAME: E.T.S. Combination Tie Downs  
SPA NUMBER: E.T.S. - 106 C (Revisions April 25, 1997)  
EXPIRATION: February 10, 1999

MANUFACTURER: Advanced Foundation Systems  
TELEPHONE NO.: (800) 434-1444  
MODEL NUMBERS: GHF-31  
PRODUCT NAME: Mattguard  
SPA NUMBER: E.T.S. - 113  
EXPIRATION: December 9, 1998

MANUFACTURE: C & R Pier Manufacturing  
TELEPHONE NO.: (909) 872-6444  
MODEL NUMBER: CRP-MPETS-W  
PRODUCT NAME: Maxi-Brace Engineered Support System-W  
SPA NUMBER: E.T.S. - 102B (Revision #2)  
EXPIRATION: October 19, 2000

MANUFACTURER: Central

TELEPHONE NO.

MODEL

PRO

SPA

EXP.

MAN.

TELE

MODE

PRODI

SPA NU

EXPIRA

MANUFACTURER: Die-Namic Fabrication, Inc.

TELEPHONE NO.: (909) 350-2870

MODEL NUMBER: H-XS-2001

**Sample Page**

Contact either HCD Area Offices to request current listings.

Northern Area Office  
8911 Folsom Blvd.  
Sacramento, CA 95826  
(916) 255-2501

Southern Area Office  
3737 Main Streets Suite 400  
Riverside, CA 92501  
(909) 782-4420

Watch for this information to become available on the HCD Homepage at  
["www.hcd.ca.gov/codes/"](http://www.hcd.ca.gov/codes/) under the Mobilehome Parks Program.

**STATE OF CALIFORNIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS**

**CERTIFIED  
EARTHQUAKE RESISTANT BRACING SYSTEMS (ERBS)  
(Effective November 2, 1998)**

MANUFACTURER: Advanced Foundation System  
MODEL NUMBER: GHF 31  
PRODUCT NAME: Mattguard  
LISTED BY: Industrial Testing International  
LISTING NUMBER: 17-1051-02  
TELEPHONE NUMBER: (800) 434-1444  
CERTIFICATION EXPIRES: October 25, 1999

MANUFACTURER: Armorcast Products, Co.  
MODEL NUMBER: AFS-EL9/PFS-CP/AFS-PCP/PFS-WP  
PRODUCT NAME: Armorcast  
LISTED BY: BSK & Associates  
LISTING NUMBER: F01600438  
TELEPHONE NUMBER: (818) 982-3600  
CERTIFICATION EXPIRES: May 2, 2000

MANUFACTURER: Central Piers Inc.  
MODEL NUMBER: CP-ERBS(CP)  
PRODUCT NAME: CP Seismic Pier #1  
LISTED BY: Certified Testing & Co.  
LISTING NUMBER: 17-1428-01  
TELEPHONE NUMBER:  
CERTIFICATION EXPIRES:

**Sample Page**

Contact either HCD Area Offices to request current listings.

Northern Area Office  
8911 Folsom Blvd.  
Sacramento, CA 95826  
(916) 255-2501

Southern Area Office  
3737 Main Streets Suite 400  
Riverside, CA 92501  
(909) 782-4420

Watch for this information to become available on the HCD Homepage at  
"[www.hcd.ca.gov/codes/](http://www.hcd.ca.gov/codes/)" under the Mobilehome Parks Program.



**ENGINEERED TIE DOWN APPROVAL****ENGINEERED TIEDOWN SYSTEM  
APPROVED****SUBJECT TO CORRECTIONS NOTED**

Approval does not authorize or approve any omission or deviation from requirements of applicable State laws and regulations.

State of California

Department of Housing and Community Development  
DIVISION OF CODES AND STANDARDS

By \_\_\_\_\_ Date \_\_\_\_\_  
(Signature)

SPA NO. \_\_\_\_\_

This Plan Approval Expires \_\_\_\_\_

**EARTHQUAKE BRACING SYSTEM****MOBILEHOME EARTHQUAKE BRACING SYSTEM  
CERTIFICATION**

THIS SYSTEM IS CERTIFIED AS BEING LISTED & APPROVED BY A DEPARTMENT APPROVED LISTING OR TESTING AGENCY PURSUANT TO THE C.A.C. TITLE 25 CHAPTER 2. CERTIFICATION DOES NOT AUTHORIZE OR APPROVE ANY OMISSION OR DEVIATION FROM REQUIREMENTS OF APPLICABLE STATE LAWS OR REGULATIONS.

STATE OF CALIFORNIA

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT  
DIVISION OF CODES & STANDARDS

BY \_\_\_\_\_

DATE \_\_\_\_\_

EXPIRES \_\_\_\_\_

**MOBILEHOME FOUNDATION APPROVAL****MOBILEHOME FOUNDATION SYSTEM  
HEALTH AND SAFETY CODE, SECTION 18551****APPROVED****SUBJECT TO CORRECTIONS NOTED**

APPROVAL DOES NOT AUTHORIZE OR APPROVE ANY OMISSIONS OR DEVIATION FROM REQUIREMENTS OF APPLICABLE STATE LAWS AND REGULATIONS

State of California

Department of Housing and Community Development

DIVISION OF CODES AND STANDARDS

By \_\_\_\_\_ Date \_\_\_\_\_  
(signature)

SPA NO. \_\_\_\_\_

This Plan Approval Expires \_\_\_\_\_

**MH ACCESSORY STRUCTURE APPROVAL**

MOBILEHOME ACCESSORY BUILDING OR STRUCTURE

HEALTH AND SAFETY CODE, DIVISION 13, PART 2

**APPROVED****SUBJECT TO CORRECTIONS NOTED**

Approval does not authorize or approve any omission deviation from requirements of applicable State laws & regulations.

State of California

Department of Housing and Community Development

DIVISION OF CODES AND STANDARDS

By \_\_\_\_\_ Date \_\_\_\_\_  
(signature)

SPA NO. \_\_\_\_\_

This Plan Approval Expires \_\_\_\_\_

**PLANS APPROVED****APPROVED**

Approval of these plans does not authorize or approve any omission or deviation from requirements of State laws or local ordinances.

One set of approved plans shall be available on the project site at all times.

State of California

Department of Housing and Community Development  
Division of Building and Housing Standards

No. \_\_\_\_\_

Date \_\_\_\_\_ By \_\_\_\_\_

**PLANS NOT APPROVED****PLANS NOT APPROVED  
RETURN TO APPLICANT**

Initials \_\_\_\_\_

date \_\_\_\_\_

Plant Number

Date of Manufacture HUD Label No.(s)

Manufacturer's Serial Number and Model Unit Designation

Design Approval by (D.A.P.I.A.)

This manufactured home is designed to comply with the federal manufactured home construction and safety standards in force at time of manufacture.  
(For additional information, consult owner's manual.)

The factory installed equipment includes:

Equipment	Manufacturer	Model Designation
For heating		
For air cooling		
For cooking		
Refrigerator		
Water Heater		
Washer		
Clothes Dryer		
Dishwasher		
Garbage Disposal		
Fireplace		
Stereo		
Smoke Detector		

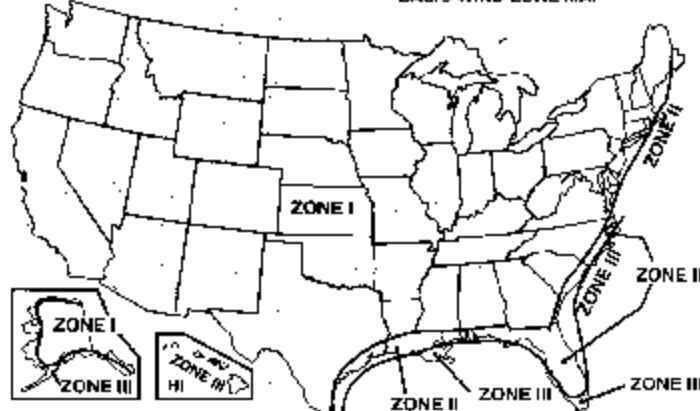
HOME CONSTRUCTED FOR

☐ Zone I ☐ Zone II ☐ Zone III

This home has not been designed for the higher wind pressure and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/SFCE 7-88.

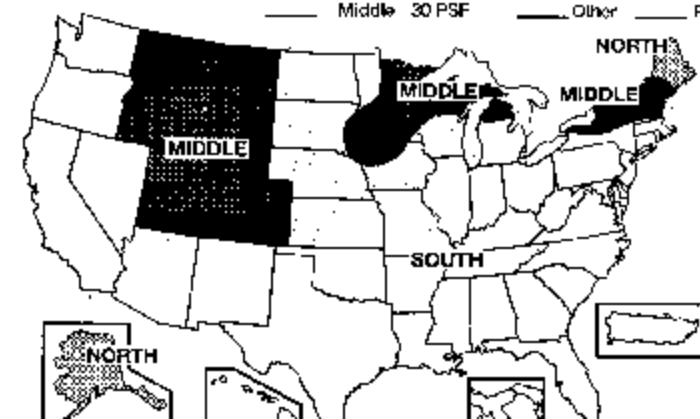
This home has ☒ has not ☐ been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be located in Wind Zones II and III, which have not been provided with shutters or equivalent covering devices, it is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in manufacturers printed instructions.

BASIC WIND ZONE MAP



DESIGN ROOF LOAD ZONE MAP

North 40 PSF South 20 PSF  
Middle 30 PSF Other PSF



COMFORT HEATING

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and safety standards for all locations

within U/O value zone

Heating equipment manufacturer and model (see list at left).

The above heating equipment has the capacity to maintain an average 70° F temperature in

this home of outdoor temperatures of ° F.

To maximize furnace operating economy, and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (57 1/2° F) is not higher than

degrees Fahrenheit.

The above information has been calculated assuming a maximum wind velocity of 15 mph at standard atmospheric pressure.

COMFORT COOLING

☐ Air conditioner provided at factory (Alternate I)

Air conditioner manufacturer and model (see list at left).

Certified capacity B.T.U./hour in accordance with the appropriate air conditioning and refrigeration institute standards.

The central air conditioning system provided in this home has been sized assuming an

orientation of the front (hatch end) of the home facing °. On this basis the system is designed to maintain an indoor temperature of 76° F when outdoor

temperatures are ° F dry bulb and ° F wet bulb.

The temperature in which the home can be cooled will change depending upon the amount of exposure of the windows of this home to the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provided. Information concerning the calculation of cooling loads at various locations, window exposures and shadeage are provided in Chapter 22 of the 1989 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this home.

☐ Air conditioner not provided at factory (Alternate II)

The air distribution system of this home is suitable for the installation of central air conditioning.

The supply air distribution system installed in this home is sized for a manufactured home

central air conditioning system of up to B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards, when the air circulators of such air conditioners are rated at 0.3 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

☐ Air conditioning not recommended (Alternate III)

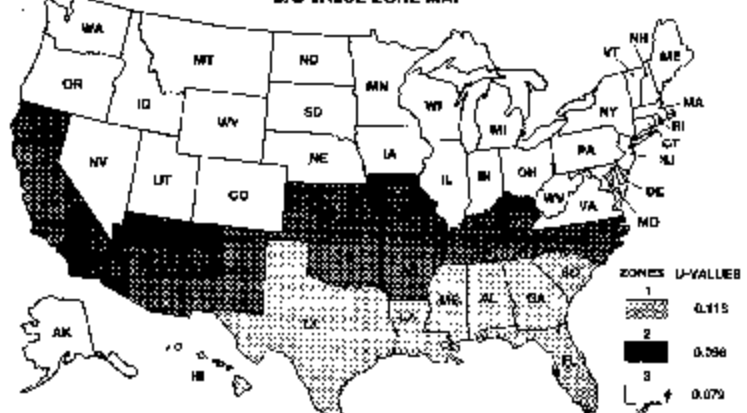
The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioners operate most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals 1989 edition, once the location and orientation are known.

INFORMATION PROVIDED BY THE MANUFACTURER  
NECESSARY TO CALCULATE SENSIBLE HEAT GAIN

Walls (without windows and doors) ° F  
Ceilings and roofs of light color ° F  
Ceilings and roofs of dark color ° F  
Floors ° F  
Air ducts in floor ° F  
Air ducts in ceiling ° F  
Air ducts installed outside the home ° F  
The following are the duct areas in this home:  
Air ducts in floor sq. ft.  
Air ducts in ceiling sq. ft.  
Air ducts outside the home sq. ft.

U/O VALUE ZONE MAP



DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF CODES AND STANDARDS  
**MOBILEHOME INSTALLATION ACCEPTANCE**

I.D. No. \_\_\_\_\_

**PERMIT NO.** \_\_\_\_\_

ADDRESS OR LOCATION OF MOBILEHOME: \_\_\_\_\_

Owner's name: \_\_\_\_\_

Owner's address: \_\_\_\_\_

INSIGNIA OR HUD NUMBER: \_\_\_\_\_

MANUFACTURER'S NAME: \_\_\_\_\_

SERIAL NUMBER OR V.I.N. \_\_\_\_\_ YEAR OF MANUFACTURE: \_\_\_\_\_

\_\_\_\_\_  
(Official Approving Installation)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Phone)

**IF THE MOBILEHOME IS MOVED OR RELOCATED, THE MOBILEHOME INSTALLATION ACCEPTANCE SHALL BECOME INVALID.**  
This form shall not be used when the mobilehome is installed on a foundation system.

HCD 518A (7/80)

White Owner

Canary Permittee

Blue Office files

94 85183

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

NAME

STREET  
ADDRESS

CITY,  
STATE  
and ZIP

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

**NOTICE OF MANUFACTURED HOME (MOBILEHOME) OR COMMERCIAL COACH,  
INSTALLATION ON A FOUNDATION SYSTEM**

Recording of this document at the request of the local agency indicated is in accordance with California Health and Safety Code Section 18551. This document is evidence that such local agency has issued a certificate of occupancy for installation of the unit described hereon, upon the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

REAL PROPERTY OWNER/LESSOR

MAILING ADDRESS

CITY COUNTY STATE ZIP

INSTALLATION MAILING ADDRESS, IF DIFFERENT

CITY COUNTY STATE ZIP

UNIT OWNER (If also property owner, write "SAME")

MAILING ADDRESS

CITY COUNTY STATE

UNIT DESCRIPTION

MANUFACTURER'S NAME

SERIAL

REAL PL

LOCAL AGENCY ISSUING PERMIT and CERTIFICATE OF OCCUPANCY

MAILING ADDRESS

CITY COUNTY STATE ZIP

BUILDING PERMIT NO. TELEPHONE NUMBER

SIGNATURE OF LOCAL AGENCY OFFICIAL

DEALER NAME (If not)

**Sample HCD 433A Form**

For use only when a manufactured home is installed on a foundation system pursuant to Health and Safety Code section 18551(a) as a real property improvement. Do not use with "chattel" installations permitted by Health and Safety Code section 18551(b).

**Contact these HCD Offices to request current copies.**  
Southern Area Office  
3737 Main Streets Suite 400  
Riverside, CA 92501  
(909) 782-4420  
Northern Area Office  
8911 Folsom Blvd.  
Sacramento, CA 95826  
(916) 255-2501

Manufactured Housing Program  
Office  
P.O. Box 31  
Sacramento, CA 95812  
(916) 445-3338



HCD FORM 433(A) Rev. 8/91

**Fire Sprinkler System Information and Installer Certification****Attention: Do not remove or cover this label.**

This dwelling unit contains a residential fire sprinkler system. The system installer certifies that the system complies with the requirements of Title 25, California Code of Regulations, sections 4300 through 4324 and NFPA 13D, *Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes*, 1999 Edition. **Do not change** (alter) the fire sprinkler system without approval of the California Department of Housing and Community Development, Division of Codes and Standards. A homeowner **may perform repairs** without the Department's approval, if all materials and devices installed are the same type or characteristics as the materials and devices replaced. Please refer to section 4324 of the above noted regulations. Only the homeowner may change (alter) or repair the fire sprinkler system as an owner-builder without violating the State Contractors Licensing Board requirements. Any other person making changes (alterations) or repairs to the system must hold a valid C-16 contractor's license. Future additions of heat sources, such as a wood burning stove or fireplace, may adversely affect the performance of sprinklers and may activate one or more sprinklers. You may obtain permits and information about fire sprinkler systems from the California Department of Housing & Community Development, Division of Codes and Standards.

Signature of System Installer		Date	County	State
<b>Installation, Design Approval, and Inspection Agency Information</b>				
Name and Address of System Installer:				
Manufactured Home Serial Number(s):				
Date System Installed:				
Name and Address of Agency Approving Design:				
Name and Address of Agency Inspecting Installation:				
<b>System Design Basis and Tests</b>		<b>Sprinkler Information</b>		
Number of Design Sprinklers:		Manufacturer: _____		
1 head    2 head		Model: _____		
Design Coverage: _____ ft. X _____ ft.		Year of Manufacture: _____		
Flow rate one sprinkler _____ gpm @ _____ psi		Temperature rating: _____ degrees F		
Flow rate two sprinkler _____ gpm @ _____ psi		Orifice Size: _____ inches		
System installer must test this system as required by Title 25, California Code of Regulations, section 4320. Homeowner or installer must hydrostatically test system for two hours at 50 psi minimum; 100 psi maximum.		Special Heads: sidewall(s) intermediate temperature not applicable		
<b>Water Supply Requirements</b>				
In order for the fire sprinkler system to operate properly, the follow minimum water supply must be available at the base of the fire sprinkler system riser:				
_____ GPM @ not less than _____ psi for not less than _____ minutes.				

(Fire Sprinkler System "Reference Tag" required by 25CCR4318(d)(e). Must be located or attached as required to the fire sprinkler system riser conspicuous to the enforcement agency representative.)

**NOTICE TO ENFORCEMENT AGENCY  
AND REPAIR PERSONS**

Information pertaining to the fire sprinkler system design, inspections, and water supply needs are provided on the Fire Sprinkler System Information label located in the water heater compartment of this dwelling unit

## Chapter 10 - Information Sources

The following HCD offices may be contacted for assistance and information regarding listed subjects relating to manufactured homes and mobilehome parks. The HCD Homepage at “[www.hcd.ca.gov](http://www.hcd.ca.gov)” also provides access to all HCD programs and services.

Subject	Contact HCD's
Manufactured home installation codes and standards.	Northern Area Office Southern Area Office
Alterations to manufactured homes and mobilehomes.	Northern Area Office Southern Area Office
Referrals of manufacturing defects.	Manufactured Home Program
Ownership documents (registration and titling).	Registration and Titling Program
Consumer complaint referrals.	Mobilehome Ombudsman
Mobilehome parks, including construction, accessory structures, buildings, use and maintenance regulations.	Northern Area Office Southern Area Office
Substandard manufactured homes, mobilehomes, and recreational vehicles.	Northern Area Office Southern Area Office
Rehabilitation funding for manufactured homes and mobilehomes.	Community Affairs, CalHome Program

### HCD Office Addresses and Telephone Numbers

**Northern Area Office**  
8911 Folsom Blvd  
Sacramento, CA 95826  
(916) 255-2501

**Southern Area Office**  
3737 Main Street, Ste 400  
Riverside, CA 92501  
(909) 782-4420

**Manufactured Housing Program**  
PO Box 31  
Sacramento, CA 95812  
(916) 445-3338

**Mobilehome Ombudsman**  
P.O. Box 31  
Sacramento, CA 95812  
(916) 323-9801

**Occupational Licensing Program**  
P.O. Box 31  
Sacramento, CA 95812  
(916) 323-9803

**Registration and Titling Program**  
P.O. Box 2111  
Sacramento, CA 95812-2111  
1-800-952-8356

**Community Affairs, CalHome Program**  
1800 3<sup>rd</sup> Street, Room 390  
Sacramento, CA 95814  
(916) 327-3586

## Chapter 11 - Glossary of Terms and Acronyms

**California Code of Regulations.** Rules adopted by state government to implement, clarify, interpret and carryout the intent of state law.

**CCR.** Means the California Code of Regulations.

**Chattel.** Means personal property. Refers to a manufactured home install on a foundation system pursuant to Health and Safety Code section 18551(b), and remains personal property and is not titled with the underlying real property.

**Data Plate.** A document permanently posted in the manufactured home by the manufacturer to provide information on the manufacturer, approval agencies, serial number, and design criteria used for the home, including roof design loads, thermal zone, appliances and more.

**Dealer.** Means a firm or person licensed by HCD to sell new and or used manufactured homes at retail.

**ERBS.** Means an Earthquake Resistant Bracing System, which is designed for installation under a manufactured home to resist seismic motion and requires certification by HCD. Commonly used as a retrofit on manufactured homes installed as personal property before September 20, 1994, because the installation method was not at that time required to resist seismic motion.

**Foundation System.** Commonly considered a permanent support system of concrete footings, stem walls and piers complying with requirements of the Uniform Building Code as reference by the California Code of Regulations, Title 25, Chapter 2.

**HCD.** Means the California Department of Housing and Community Development

**Health and Safety Code.** Means state law enacted by legislation that governs health and safety issues including building codes, housing, mobilehome parks and more.

**HUD.** Means the U.S. Department of Housing and Urban Development

**HUD Label.** An label affixed to a manufactured home that is issued by inspection agents of HUD to indicate compliance with HUD standards. See the sample in Chapter 2.

**HUD standards.** Refers to preemptive federal regulations adopted by HUD that govern construction of new manufactured homes.

**Manufactured Home.** See the definition in Health and Safety Code section 18007 provided in Chapter 7.

**Mobilehome Park.** Defined in Health and Safety Code section 18214. In short, a tract of land where two or more spaces are offered for rent and manufactured home occupancy.

**Insignia.** A label affixed to manufactured homes that is issued by HCD to indicate compliance with applicable standards. See the sample in Chapter 2.



**Mobilehome Parks Act.** The name given to Health and Safety Code, Division 13, Part 2.1 commencing with section 18200.

**Multi-unit Manufactured Housing.** See the definition in Health and Safety Code section 18008.7 provided in Chapter 8 and the discussion in Chapter 7.

**Personal Property.** In the case of a manufactured home it means the home installed pursuant to Health and Safety Code section 18613 or 18551(b). It is not titled with the underlying real property (land) and must to be registered and titled by HCD. See “chattel”.

**Real Property.** In the case of a manufactured home it means a home installed on a foundation system pursuant to Health and Safety Code section 18551(a), and recorded by the County Recorder as a fixture and improvement to the underlying real property. There is no HCD registration or title.

**Tiedown.** Refers to a system of anchor devices and straps and connections designed to resist wind load.

## Chapter 12

### Photographs Relating to the Installation of a Manufactured Home



*Steel pier and wood pad of support system.*



*Steel pier required to be mechanically connected to chassis beam of home per 25CCR1336.4*



*A single device of a tiedown system. Approved plywood footing, driven anchors and all components mechanically connected to each other and the home.*



*Exterior wall support required to support a concentrated load as specified by the manufacturer's installation instructions. The specific point is marked here by the manufacturer's affixed label.*



*Concrete blocks used in support system. These are placed along the exterior wall under door and window openings as required by the manufacturer's installation instructions under certain roof load conditions.*



*Precast concrete footings for steel piers flanking a tiedown system device.*



*The drainage system test required by 25CCR1362 in progress.*



*Underfloor access to P-trap in drainage system. Inspection must verify that no leaks occur during drain system test required by 25CCR1362(a). The repair of the underfloor material must be as durable as the original material before making the access opening. Insulation material must be returned to its original position.*



*Clothes washing machine drain standpipe and P-trap must be included in the drain system test required by 25CCR1362(a).*



*Drain connector termination at the lot drain inlet. 25CCR1358 requires the connection to include an approved flexible connector.*



*Test of gas piping and flexible connector in progress with 8 ounces of air pressure required by 25CCR1362(b).*



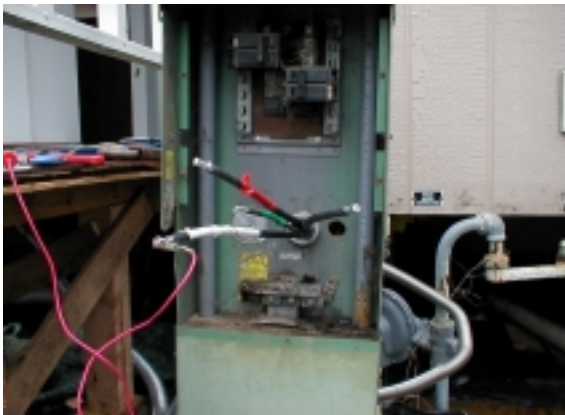
*Inspection must include fuel burning water heaters to ensure any displacement of the vent pipe that may have occurred during transit is corrected.*



*Access panel above fuel burning furnace must be opened during inspection to observe proper vent and combustion air duct connections.*



*Electrical system test required by 25CCR1362(c) in progress. Process ensures ground continuity of the electrical system and noncurrent carrying metal of fixtures, appliances and equipment.*



*Electrical system test required by 25CCR1362(c) in progress at the park service equipment to verify continuity of ground and isolation of the grounding conductor from the ungrounded and grounded feeder conductors.*



*At the time of the installation, 25CCR1368 requires at least one exit from the manufactured home to be provided with a conforming porch and or stairway. Within 60-days of the issuance of the Statement of Installation Acceptance, two remotely located exit doors must be equipped with complying stairways.*





*Roof ridge beam must be inspected to ensure proper connection with bolting specified by the manufacturer's installation instructions. In this case the manufacturer has marked a location requiring a group of bolts.*



*Roof ridge beam closure in progress. Underlayment, final course and cap shingles must be inspected to ensure compliance with the manufacturer's installation instructions.*



*Completed roof ridge.*



*Wood burning chimney must extend 3 feet above the roof at the point of passage and 2 feet above the highest point on the roof within 10 feet of the chimney.*



*Required label on the exterior wall to identify the gas system inlet and the appropriate fuel type and demand.*



*Required label on the exterior wall to identify the electrical system connection point and required electrical voltage and calculated load.*



*Completed utility connections ready for gas meter installation.*



*Typical mobilehome park setting. Installation inspection must verify compliance with requirements for separation between homes and maximum lot coverage.*